

*2003*

# ANNUAL GROWTH

# SUMMARY

LOUDOUN COUNTY VIRGINIA USA

MAY 2004

Department of Economic Development  
County of Loudoun  
1 Harrison Street SE, 5th Floor  
P.O. Box 7000  
Leesburg, Virginia 20177

703.777.0426

1.800.loudoun

[www.loudoun.gov/business](http://www.loudoun.gov/business)

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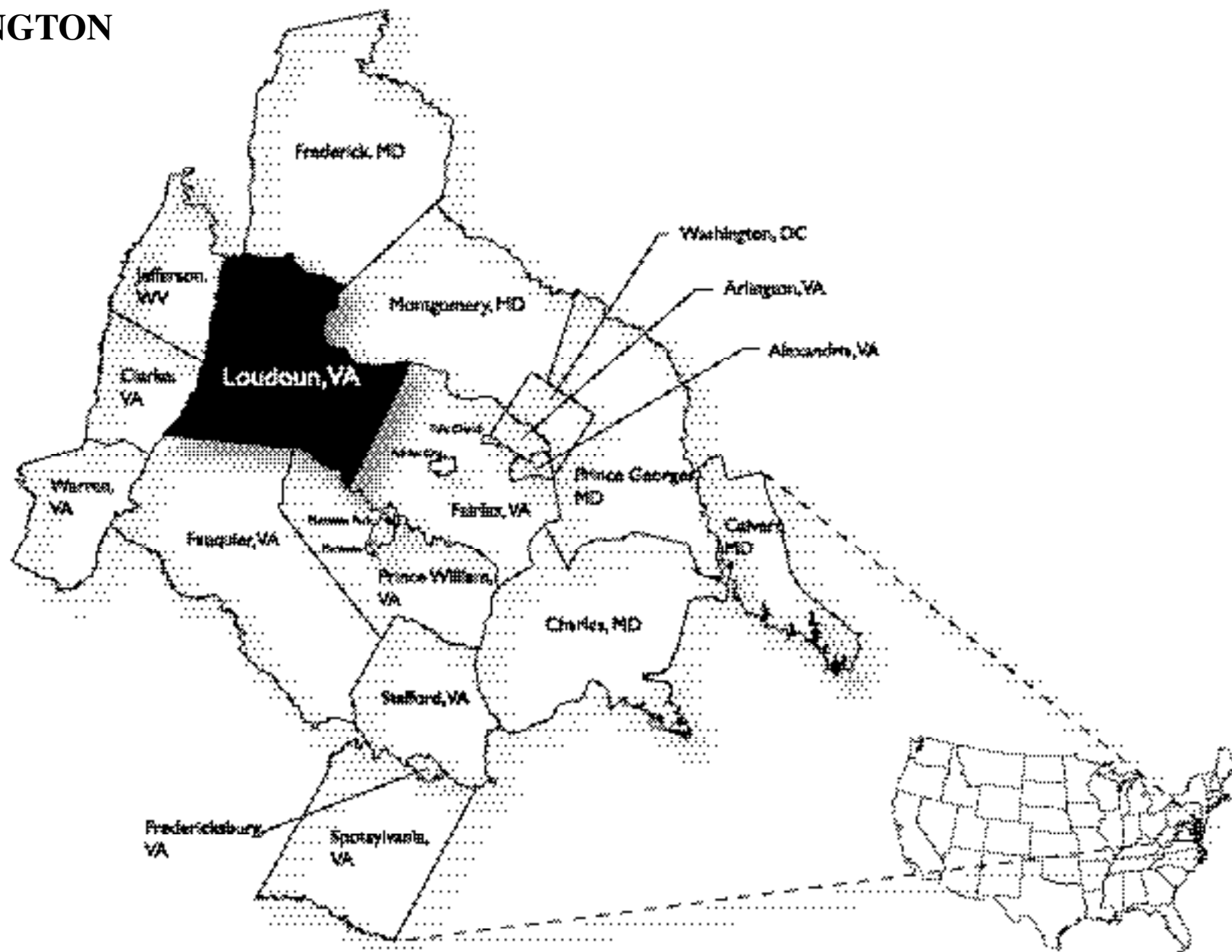
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## Loudoun County, Virginia

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# METROPOLITAN WASHINGTON



# DEMOGRAPHIC CHARACTERISTICS

With over 2.3 million residents in the year 2003, Northern Virginia represented a sizable and diverse market. Further, with a disproportionately large working age population and relatively high incomes, Northern Virginia offers opportunities for a dynamic and prosperous economy.

**Table I-1.**  
**Comparative Demographic Overview, 2003**  
**United States, Washington DC Metro Area, Northern Virginia, Loudoun County**

	United States	Virginia	Washington, DC Metro Area	Northern Virginia Region*	Loudoun County, Virginia
<b>Population</b>					
Total	291,416,527	7,387,567	5,097,959	2,350,974	212,422
Age 0 to 19 Years	81,383,014	1,999,299	1,402,881	655,107	66,770
Age 20 to 64 Years	174,105,972	4,557,352	3,229,749	1,508,445	133,745
Age 65 Years and older	35,927,541	830,916	465,329	187,422	11,907
Median Age (years)	35.9	36.2	35.8	35.4	33.5
<b>Race/Ethnicity</b>					
White	199,679,548	5,160,684	2,798,343	1,571,453	164,683
Black or African American	36,492,829	1,480,964	1,342,327	271,641	14,882
Native American	2,408,454	22,416	14,655	6,399	455
Asian/Pacific Islander	12,736,987	327,533	417,242	230,146	17,176
Hispanic Population	40,098,709	395,970	525,392	271,335	15,226
<b>Households</b>					
Number	110,230,337	2,841,829	1,930,015	880,653	75,800
Average Household Size	2.6	2.5	2.6	2.6	2.8
<b>Income (current dollars)</b>					
Per Capita Income	\$32,114	\$34,229	\$44,275	\$47,230	\$40,276
Average Household Income	\$83,029	\$86,697	\$115,149	\$124,844	\$112,448

Source: Woods and Poole, Inc.

\* Virginia portion of the Washington, DC-MD-VA-WV PMSA.

(Effective June 6, 2003 the United States Office of Management and Budget revised the Washington PMSA the area no longer includes Culpeper and King George Counties VA or Berkeley County WV.)

Note: Woods and Poole estimates for Loudoun County differ from county estimates and are presented here for consistency with regional, state and national data.

# POPULATION TRENDS

The rapid population growth experienced in Loudoun County in the 1990's continued in the current decade. Over the last three years, the population in Northern Virginia increased by 8.3 percent. During the same period, population in Loudoun County increased by 30.7 percent, an increase of 52,147 persons. Loudoun County led the region in the rate of population growth in that period.

**Table I-2.**  
**Population, 2000 and 2003**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Population		Distribution	Change 2000-2003	
	2000	2003	2003	Number	Percent
Alexandria City	128,283	128,923	5.6%	640	0.5%
Arlington County	189,453	187,873	8.2%	(1,580)	-0.8%
Clarke County	12,652	13,364	0.6%	712	5.6%
Fairfax City	21,498	22,031	1.0%	533	2.5%
Fairfax County	969,749	1,000,405	43.6%	30,656	3.2%
Falls Church City	10,377	10,485	0.5%	108	1.0%
Fauquier County	55,139	61,137	2.7%	5,998	10.9%
Fredericksburg City	19,279	20,189	0.9%	910	4.7%
Loudoun County	169,599	221,746 **	9.7%	52,147	30.7%
Manassas City	35,135	37,166	1.6%	2,031	5.8%
Manassas Park City	10,290	10,990	0.5%	700	6.8
Prince William County	280,813	325,324	14.2%	44,511	15.9%
Spotsylvania County	90,395	107,838	4.7%	17,443	19.3%
Stafford County	92,446	111,021	4.8%	18,575	20.1%
Warren County	31,584	33,871	1.5%	2,287	7.2%
<b>Total</b>	<b>2,116,692</b>	<b>2,292,363</b>	<b>100.0%</b>	<b>175,671</b>	<b>8.3%</b>

Source: U.S. Census Bureau.

Note: 2000 Figure is April 1. 2003 Figure is July 1. Regional population differs from figure reported on Table I-1 due to differing sources.

\* Virginia portion of the Washington, DC-MD-VA-WV PMSA.

\*\* The Census Bureau's 2003 population for Loudoun County differs from County estimates and are presented here for consistency with regional data. See Table II-1 for Loudoun County population estimates.

# POPULATION PROJECTIONS

The regional forecast, generated by Washington Metropolitan Council of Governments (MWCOC) has recently been revised. The population of Northern Virginia is projected to grow by 24.6 percent from 2000 to 2010. Loudoun County is projected to be the fastest growing jurisdiction in Northern Virginia with a population increase of 83.8 percent from 2000 to 2010. Projected population growth will make Loudoun County the second most populous jurisdiction in Northern Virginia by 2030.

**Table I-3.**  
**Population Projections**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Population (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	111.2	128.3	142.9	147.8	151.7	15.4%	11.4%	3.4%	2.6%	7.3%	6.7%	6.0%	5.6%	5.5%
Arlington County	170.9	190.3	212.2	233.1	242.9	11.4%	11.5%	9.8%	4.2%	11.2%	10.0%	8.9%	8.8%	8.7%
Fairfax City	19.6	21.5	23.0	23.6	23.2	9.7%	7.0%	2.6%	-1.7%	1.3%	1.1%	1.0%	0.9%	0.8%
Fairfax County	818.6	969.8	1,114.1	1,174.6	1,197.4	18.5%	14.9%	5.4%	1.9%	53.6%	50.8%	46.8%	44.4%	43.0%
Falls Church City	9.6	10.4	11.3	11.9	12.2	8.3%	8.7%	5.3%	2.5%	0.6%	0.5%	0.5%	0.4%	0.4%
Loudoun County	86.1	169.6	311.8	417.6	462.1	97.0%	83.8%	33.9%	10.7%	5.6%	8.9%	13.1%	15.8%	16.6%
Manassas/Manassas Park Cities	34.7	45.4	52.2	52.8	53.3	30.8%	15.0%	1.1%	0.9%	2.3%	2.4%	2.2%	2.0%	1.9%
Prince William County	215.7	280.8	389.5	434.6	459.5	30.2%	38.7%	11.6%	5.7%	14.1%	14.7%	16.4%	16.4%	16.5%
Stafford County	61.2	92.5	121.7	151.0	180.4	51.1%	31.6%	24.1%	19.5%	4.0%	4.8%	5.1%	5.7%	6.5%
<b>Total</b>	<b>1,527.6</b>	<b>1,908.6</b>	<b>2,378.7</b>	<b>2,647.0</b>	<b>2,782.7</b>	<b>24.9%</b>	<b>24.6%</b>	<b>11.3%</b>	<b>5.1%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Metropolitan Washington Council of Governments (MWCOC), Round 6.4 Cooperative Intermediate Forecast.

\* MWCOC member jurisdictions.

# INCOME

The tremendous wealth of the Northern Virginia region is shown in the following income data. According to 2003 estimates, Fairfax County leads the region in per capita and average household income. Per capita income and average household income in Northern Virginia was among the highest in the nation in 2003.

**Table I-4.**  
**Income Characteristics, 2003**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Per Capita Income	Average Household Income	Percent of Households with Incomes					
			Less than \$10,000	\$10,000-\$29,999	\$30,000-\$49,999	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 and Over
Alexandria City	\$53,244	\$108,121	5.3%	15.0%	16.9%	39.8%	12.8%	10.2%
Arlington County	\$53,919	\$115,245	5.1%	12.8%	14.4%	40.3%	15.8%	11.6%
Clarke County	\$37,299	\$92,130	6.6%	19.2%	15.3%	43.3%	11.0%	4.6%
Fairfax County**	\$57,825	\$156,541	2.5%	8.3%	10.2%	39.9%	21.9%	17.2%
Fauquier County	\$39,468	\$107,073	4.7%	14.0%	14.7%	42.7%	15.3%	8.6%
Loudoun County	\$40,276	\$112,448	2.1%	8.0%	10.4%	44.3%	22.6%	12.6%
Prince William County**	\$32,636	\$95,105	2.6%	11.5%	14.5%	47.9%	16.9%	6.5%
Spotsylvania County**	\$31,42	\$84,268	4.4%	19.0%	17.3%	44.9%	10.4%	4.0%
Stafford County	\$27,509	\$81,832	2.6%	11.9%	12.9%	51.7%	15.5%	5.4%
Warren County	\$27,983	\$71,257	8.0%	22.6%	21.5%	39.7%	6.3%	1.9%
<b>Northern Virginia Region</b>	<b>\$47,230</b>	<b>\$124,844</b>	<b>3.3%</b>	<b>11.1%</b>	<b>12.7%</b>	<b>42.3%</b>	<b>18.3%</b>	<b>12.2</b>

Source: Woods & Poole, Inc.

\* Virginia portion of the Washington, DC-MD-VA-WV PMSA.

\*\* Includes independent cities.

Note: Woods & Poole income estimates for Loudoun County differ from County estimates and are presented here for consistency with regional data. See Table II-5 for Loudoun County income estimates and projections.

# LABOR FORCE AND UNEMPLOYMENT

In 2003, the Northern Virginia region had a civilian labor force of 1.27 million persons and an unemployment rate of 2.5 percent. In that same year, unemployment in Loudoun County averaged 2.8 percent. The comparable national unemployment rate in that year was 6.0 percent.

**Table I-5.**  
**Labor Force Characteristics, 2003\***  
**Northern Virginia Jurisdictions**

Jurisdiction	Civilian Labor Force		Employment	Unemployment	
	Number	Distribution		Number	Rate
Alexandria City	83,845	6.6%	81,696	2,149	2.6%
Arlington County	117,670	9.3%	115,190	2,480	2.1%
Clarke County	6,837	0.5%	6,666	171	2.5%
Fairfax City	13,310	1.0%	13,049	261	2.0%
Fairfax County	576,263	45.3%	562,514	13,749	2.4%
Falls Church City	6,414	0.5%	6,250	164	2.6%
Fauquier County	30,918	2.4%	30,141	777	2.5%
Fredericksburg City	10,604	0.8%	10,009	595	5.6%
Loudoun County	115,768	9.1%	112,551	3,217	2.8%
Manassas City	20,903	1.6%	20,300	603	2.9%
Manassas Park City	5,896	0.5%	5,776	120	2.0%
Prince William County	163,471	12.9%	158,451	5,020	3.1%
Spotsylvania County	51,546	4.1%	50,341	1,205	2.3%
Stafford County	51,889	4.1%	50,641	1,248	2.4%
Warren County	16,435	1.3%	15,815	620	3.8%
<b>Total</b>	<b>1,271,769</b>	<b>100.0%</b>	<b>1,239,390</b>	<b>32,379</b>	<b>2.5%</b>

Source: Virginia Employment Commission.

\* Average of all 2003 monthly figures. Annual figures were not available at time of publication.



# OCCUPATIONAL PROFILE

In 2003, an estimated 50 percent of the region's employees were in management or professional occupations reflecting the strong government, technology, and business service sector base of the region. The comparable national figure was 33.6 percent demonstrating the region's strong representation in management and professional occupations. An additional 24 percent of the region's work force was in sales and office occupations, the second largest category.

**Table I-6.**  
**Occupational Characteristics, 2003**  
**Northern Virginia Jurisdictions**

<b>Occupational Category</b>	<b>Employed Persons</b>	<b>Distribution</b>
Management and Professional	630,788	50.9%
Service	149,297	12.0%
Sales and Office	291,608	23.5%
Farming, Fishing, and Forestry	2,111	0.2%
Construction, Extraction, and Maintenance	91,730	7.4%
Production, Transportation, and Material Moving	73,856	6.0%
<b>Total</b>	<b>1,239,390</b>	<b>100.0%</b>

*Source: 2000 U. S. Census Bureau and Loudoun County Department of Economic Development.*

# REGIONAL EMPLOYMENT

More than 46 percent of the jobs in Northern Virginia are categorized as being in the Service industry, including business, personal, medical, and legal services. In that year, the comparable figure for Loudoun County was only 31.2 percent, due to disproportionately high employment in the Information and the Transportation and Communication sectors, which includes airport related employment.

**Table I-7.**  
**At Place Employment by NAICS Industry Classification, 2003**  
**Northern Virginia Jurisdictions**

<b>Jurisdiction</b>	<b>Agriculture, Forestry, Fishing</b>	<b>Mining</b>	<b>Utilities</b>	<b>Con- struction</b>	<b>Manu- facturing</b>	<b>Wholesale Trade</b>	<b>Retail Trade</b>	<b>T &amp; C*</b>	<b>Information</b>	<b>F.I.R.E.**</b>	<b>Services</b>	<b>Government</b>	<b>All Industries</b>
Alexandria City	(D)	(D)	408	3,839	1,420	2,389	8,709	1,871	2,457	6,825	47,090	16,600	91,614
Arlington County	(D)	0	373	3,345	654	1,794	8,920	8,141	5,834	6,479	74,442	39,320	149,332
Clarke County	143	(D)	0	390	1,152	49	295	20	20	219	1,240	689	4,243
Culpeper County	415	107	94	972	1,092	628	1,743	134	192	405	4,535	3,052	13,369
Fairfax City	0	0	(D)	957	122	282	3,871	124	712	1,301	9,268	1,553	18,293
Fairfax County	80	91	1,490	30,398	11,944	15,943	52,324	6,697	35,394	34,033	274,677	68,475	531,555
Falls Church City	0	0	0	817	73	76	1,299	82	352	373	6,141	4,926	14,140
Fauquier County	549	46	(D)	2,630	926	582	2,387	337	259	665	7,538	3,529	19,497
Fredericksburg City	(D)	0	(D)	704	541	630	3,639	192	863	1,182	12,634	3,366	23,778
King George County	78	(D)	(D)	367	107	98	428	125	211	162	3,313	4,354	9,298
Loudoun County	388	175	95	10,982	4,281	2,903	11,683	11,332	10,330	3,435	32,576	16,334	104,514
Manassas City	0	(D)	(D)	1,936	1,043	483	3,057	458	201	836	10,254	2,735	21,007
Manassas Park City	0	0	0	1,660	202	226	333	(D)	(D)	45	775	540	3,833
Prince William County	146	(D)	401	11,108	2,326	1,935	15,969	1,576	1,266	3,113	31,799	19,238	88,933
Spotsylvania County	33	(D)	0	3,031	2,184	1,160	5,932	1,560	221	1,408	7,324	4,850	27,733
Stafford County	32	(D)	(D)	3,017	490	2,025	2,376	541	171	(D)	7,664	4,312	25,278
Warren County	(D)	0	(D)	957	863	98	1,392	956	79	354	3,771	1,656	10,144
<b>Total</b>	<b>1,915</b>	<b>563</b>	<b>3,211</b>	<b>77,113</b>	<b>29,419</b>	<b>31,300</b>	<b>124,357</b>	<b>34,183</b>	<b>58,578</b>	<b>65,336</b>	<b>535,043</b>	<b>195,529</b>	<b>1,156,562</b>
<b>Distribution</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.3%</b>	<b>6.7%</b>	<b>2.5%</b>	<b>2.7%</b>	<b>10.8%</b>	<b>3.0%</b>	<b>5.1%</b>	<b>5.6%</b>	<b>46.3%</b>	<b>16.9%</b>	<b>100.0%</b>

Source: Virginia Employment Commission.

Note: Second quarter data; covered employment -- may not include self-employed.

\* Transportation and Communication.

\*\* Finance, Insurance, and Real Estate.

(D) - Data are suppressed. Values may not sum to total due to suppression and rounding error. Suppressed data are included in All Industries totals.

# EMPLOYMENT GROWTH

The regional forecast generated by Washington Metropolitan Council of Governments has recently been revised. The latest figures project that Loudoun County will become the third largest employment center in the region by 2010. Loudoun County is also projected to lead all localities in employment growth for each of the decades between 2000 and 2030.

**Table I-8.**  
**Employment Projections**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Employment (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	93.2	91.3	114.6	129.8	141.0	-2.0%	25.5%	13.3%	8.6%	10.9%	8.5%	8.4%	8.3%	8.1%
Arlington County	183.1	188.4	217.8	254.4	275.8	2.9%	15.6%	16.8%	8.4%	21.4%	17.5%	16.0%	16.2%	15.8%
Fairfax City	26.9	30.8	31.5	31.4	31.4	14.5%	2.3%	-0.3%	0.0%	3.1%	2.9%	2.3%	2.0%	1.8%
Fairfax County	403.7	532.8	653.2	708.5	758.9	32.0%	22.6%	8.5%	7.1%	47.2%	49.4%	48.1%	45.2%	43.5%
Falls Church City	9.2	9.4	10.0	10.5	10.7	2.2%	6.4%	5.0%	1.9%	1.1%	0.9%	0.7%	0.7%	0.6%
Loudoun County	39.3	87.0	141.6	199.9	258.3	121.4%	62.8%	41.2%	29.2%	4.6%	8.1%	10.4%	12.8%	14.8%
Manassas/Manassas Park Cities	19.5	22.6	27.7	29.2	29.4	15.9%	22.6%	5.4%	0.7%	2.3%	2.1%	2.0%	1.9%	1.7%
Prince William County	68.8	91.6	122.4	153.6	180.0	33.1%	33.6%	25.5%	17.2%	8.0%	8.5%	9.0%	9.8%	10.3%
Stafford County	11.0	25.3	38.4	49.2	59.7	130.0%	51.8%	28.1%	21.3%	1.3%	2.3%	2.8%	3.1%	3.4%
<b>Total</b>	<b>854.7</b>	<b>1,079.2</b>	<b>1,357.2</b>	<b>1,566.5</b>	<b>1,745.2</b>	<b>26.3%</b>	<b>25.8%</b>	<b>15.4%</b>	<b>11.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Metropolitan Washington Council of Governments, Round 6.4 Cooperative Intermediate Forecast.

\* MWCOG member jurisdictions

# RESIDENTIAL CONSTRUCTION

The number of new residential units permitted in Northern Virginia exceeded 24,900 in 2003. Loudoun County's share of total residential permits in that year was 27.1 percent. In that year, the number of residential permits issued in Loudoun County led all the localities of Northern Virginia.

**Table I-9.**  
**Residential Building Permits Issued**  
**Northern Virginia Jurisdictions**

Jurisdiction	Number of New Units Permitted										Distribution	
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003*	2003
Alexandria City	279	286	185	173	1,286	1,538	1,456	1,100	1,364	1,244	72	0.3%
Arlington County	239	351	913	660	1,468	380	283	811	1,175	2,927	1,273	5.1%
Clarke County	NA	NA	NA	NA	0	74	123	101	139	133	129	0.5%
Culpeper County	NA	NA	NA	NA	284	424	404	334	412	448	733	2.9%
Fairfax City	30	89	135	100	80	125	79	166	192	27	16	0.1%
Fairfax County	6,067	5,709	7,114	8,312	6,578	6,159	9,411	5,706	6,337	5,979	4,020	16.1%
Falls Church City	NA	NA	NA	NA	NA	NA	NA	1	2	2	3	0.0%
Fauquier County	NA	NA	NA	NA	360	426	466	533	797	709	800	3.2%
Fredericksburg City	NA	NA	NA	NA	31	210	272	41	75	109	46	0.2%
King George County	NA	NA	NA	NA	133	167	174	129	224	272	428	1.7%
Loudoun County	3,104	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	6,108*	6,766	27.1%
Manassas City	219	221	NA	86	83	74	176	54	163	142	132	0.5%
Manassas Park City	NA	NA	NA	342	174	211	306	207	49	213	162	0.6%
Prince William County	2,018	2,309	2,534	2,353	2,869	2,797	3,751	4,758	4,593	6,015	6,572	26.3%
Spotsylvania County	NA	NA	NA	NA	1,685	1,630	1,631	1,502	2,407	1,651	1,875	7.5%
Stafford County	1,462	1,298	1,132	1,422	1,172	1,415	1,238	2,056	1,741	2,067	1,652	6.6%
Warren County	NA	NA	NA	NA	171	224	190	201	304	331	318	1.3%
<b>Total</b>	<b>13,418</b>	<b>14,111</b>	<b>14,699</b>	<b>16,504</b>	<b>19,879</b>	<b>21,128</b>	<b>25,812</b>	<b>23,834</b>	<b>24,686</b>	<b>22,269</b>	<b>24,997</b>	<b>100.0%</b>

Source: U.S. Census Bureau and Arlington County.

NA: Not available or incomplete information.

\* The 2003 figure differs from Loudoun County figures found in Table II-15. Census Bureau figures are displayed here for comparison.

# OFFICE AND INDUSTRIAL SPACE

Total commercial and industrial space in Northern Virginia exceeded 233 million square feet in 2003, an increase of almost 3.5 million square feet over 2002. More than 10 percent of the region's rentable building area was located in Loudoun County in 2003. Because of its proximity to Dulles Airport, Loudoun County contains a relatively higher proportion of flex and industrial space than other Northern Virginian jurisdictions.

**Table I-10.**  
**Office and Industrial Space, 2003**  
**Selected Northern Virginia Jurisdictions**

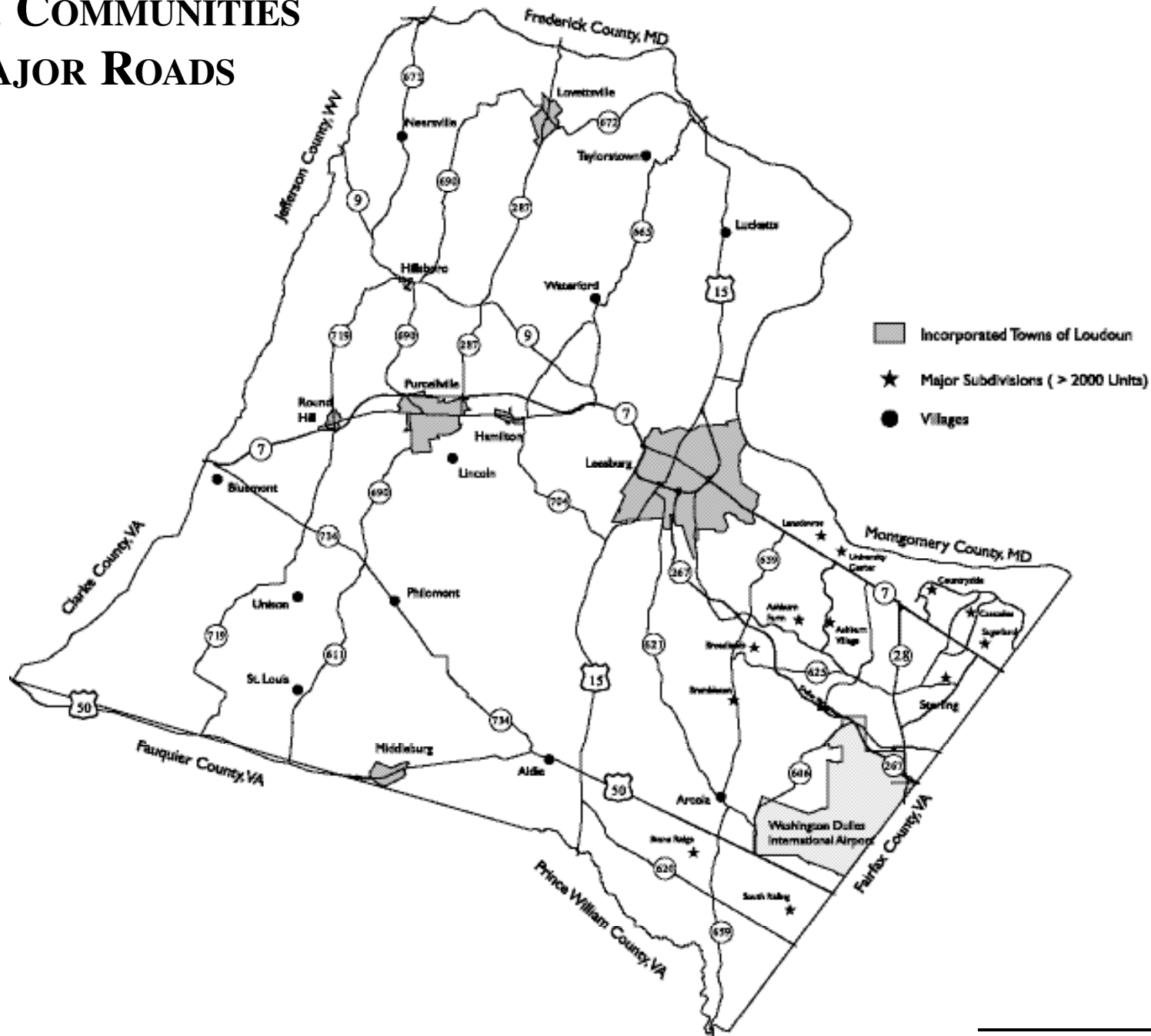
Jurisdiction	Rentable Building Area (square feet) *				Percent of Region	Number of Buildings
	Office	Flex	Industrial	Total		
Alexandria City	15,791,066	1,065,898	4,907,554	21,764,518	9.3%	606
Arlington County	33,344,894	193,734	1,612,783	35,151,411	15.0%	323
Fairfax County**	98,213,404	15,269,959	21,140,805	134,624,168	57.6%	2,168
Fauquier County	113,691	171,670	128,000	413,361	0.2%	9
Loudoun County	9,717,768	7,009,111	7,176,945	23,903,824	10.2%	528
Prince William County**	4,044,471	3,929,298	9,927,002	17,900,771	7.7%	514
<b>Total</b>	<b>161,225,294</b>	<b>27,639,670</b>	<b>44,893,089</b>	<b>233,758,053</b>	<b>100.0%</b>	<b>4,148</b>
Distribution	69.0%	11.8%	19.2%	100.0%		
Number of Buildings	2,525	550	1,073	4,148		

Source: CoStar.

\*Incorporates condo space previously listed separately.

\*\*Includes independent cities.

# TOWNS, COMMUNITIES AND MAJOR ROADS



## POPULATION TRENDS

The construction of the infrastructure to support Dulles Airport in the early 1960s stimulated Loudoun's rapid growth in population. That rapid increase is evident in the table. According to U.S. Census Bureau estimates, Loudoun County was the fastest growing county in the nation, with a 30.7 percent population increase between 2000 and 2003.

**Table II-1.**  
**Population Trends**  
**Loudoun County, Virginia**

<b>Year</b>	<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>			
Population	19,852	20,291	21,147	24,549	37,150	57,427	86,129	169,599			
Percent Change	-3.5%	2.2%	4.2%	16.1%	51.3%	54.6%	50.0%	96.9%			

<b>Year</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Population	97,779	104,966	112,843	121,596	132,349	141,756	156,374	169,599	185,120	196,314	211,146
Percent Change	5.9%	7.4%	7.5%	7.8%	8.8%	7.1%	10.3%	8.5%	9.2%	6.0%	7.6%

*Source: U.S. Bureau of the Census and Loudoun County Department of Economic Development.*

# AGE CHARACTERISTICS OF RESIDENTS

Relative to the U.S., Loudoun County has a young population. The share of persons less than 11 years of age and between 25 and 44 was larger in Loudoun County than in the nation. Conversely, Loudoun's share of seniors is lower than the comparable national figure.

**Table II-2.**  
**Age Characteristics of the Population**  
**Loudoun County, Virginia**

<b>Age Cohort</b>	<b>Population</b>		<b>Distribution</b>
	<b>2000</b>	<b>2003</b>	<b>2003</b>
Less than 5 Years	16,461	20,963	9.9%
5 to 11 Years	20,715	25,948	12.3%
12 to 14 Years	7,092	8,762	4.1%
15 to 18 Years	7,775	9,476	4.5%
19 to 24 Years	8,164	10,038	4.8%
25 to 34 Years	29,920	37,918	18.0%
35 to 44 Years	36,086	45,169	21.4%
45 to 54 Years	22,232	27,176	12.9%
55 to 59 Years	7,227	8,758	4.1%
60 to 64 Years	4,389	5,327	2.5%
65 to 74 Years	5,402	6,599	3.1%
75 to 84 Years	3,143	3,813	1.8%
85 Years and Over	993	1,200	0.6%
<b>Total</b>	<b>169,599</b>	<b>211,146</b>	<b>100.0%</b>

*Source: U.S. Census Bureau and Loudoun County Department of Economic Development.*



# RACE AND ETHNIC CHARACTERISTICS OF RESIDENTS

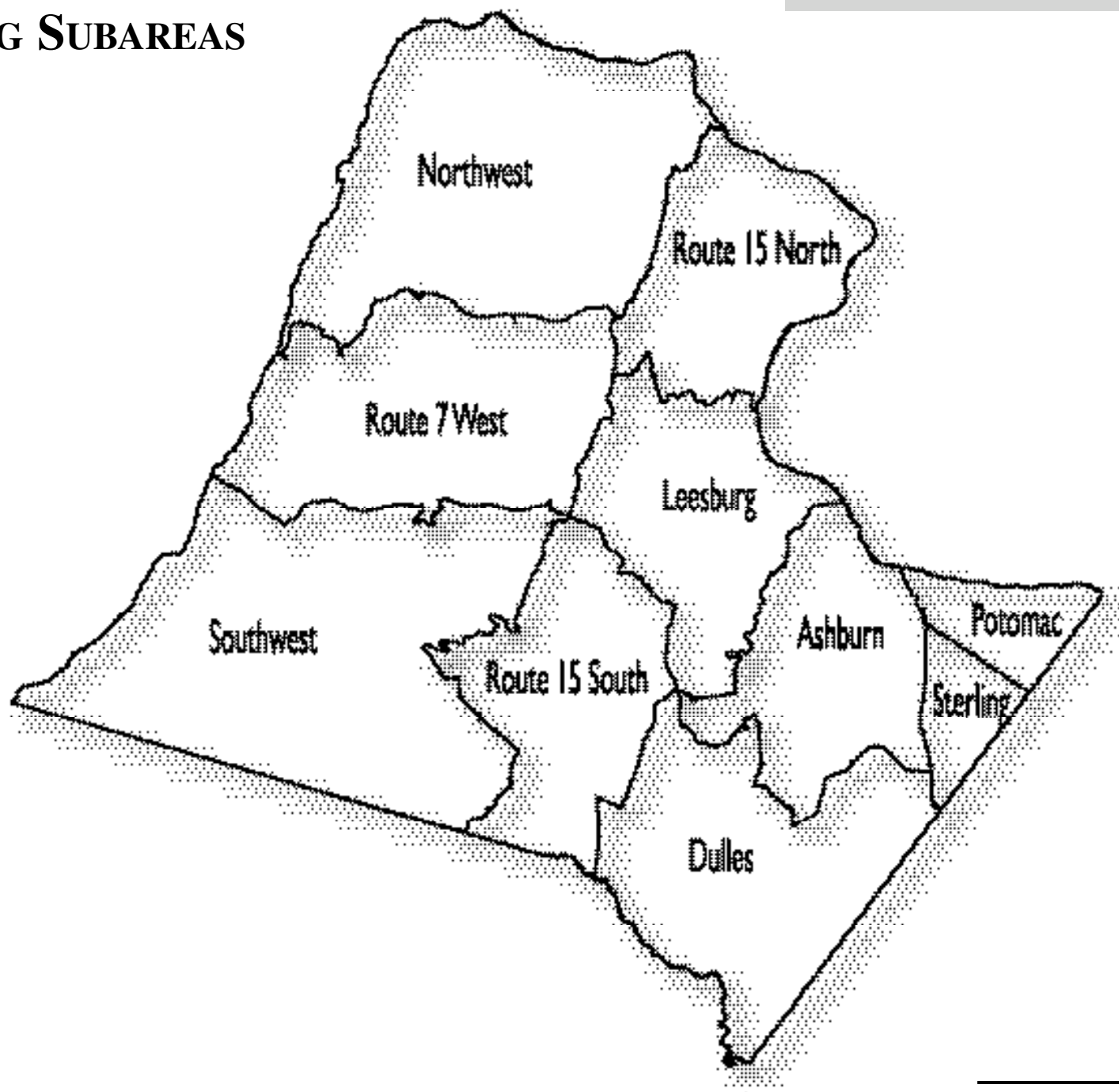
In 2000, the Census Bureau methodology for reporting racial profiles began including the option of selecting more than one race. In 2003, an estimated 2.4 percent of all persons in Loudoun County were more than one race. Between 2000 and 2003, the White population was the fastest growing in Loudoun County, followed by African American and Asian.

**Table II-3.**  
**Race and Ethnic Characteristics of the Population**  
**Loudoun County, Virginia**

Race and Ethnicity	Population		Distribution
	2000	2003	2003
One Race	165,469	206,088	97.6%
White	140,419	175,515	83.1%
Black	11,683	14,446	6.8%
American Indian	358	440	0.2%
Asian	9,067	10,980	5.2%
Pacific Islander	105	121	0.1%
Other	3,837	4,586	2.2%
Two or more races	4,130	5,058	2.4%
<b>Total</b>	<b>169,599</b>	<b>211,146</b>	<b>100.0%</b>
Hispanic (any race)	10,089	14,991	7.1%

Source: U.S. Census Bureau and Loudoun County Department of Economic Development.

## PLANNING SUBAREAS



# POPULATION OF TOWNS AND PLANNING SUBAREAS

Among the seven incorporated towns within Loudoun County, Purcellville experienced the fastest population growth rate between 2000 and 2003. Dulles, Ashburn, and Leesburg were the fastest growing planning subareas.

**Table II-4.**  
**Population of Planning Subareas and Incorporated Towns**  
**Loudoun County, Virginia**

	Population		Distribution 2003	Change 2000-2003	
	2000	2003		Number	Percent
Incorporated Towns					
Hamilton	562	562	1.4%	0	0.0%
Hillsboro	96	96	0.2%	0	0.0%
Leesburg	28,311	34,073	82.0%	5,762	20.4%
Lovettsville	853	868	2.1%	15	1.7%
Middleburg	632	641	1.5%	9	1.4%
Purcellville	3,584	4,787	11.5%	1,203	33.6%
Round Hill	500	512	1.2%	12	2.4%
Total	34,538	41,539	100.0%	7,001	20.3%
Planning Subareas					
Ashburn	33,581	49,497	23.4%	15,916	47.4%
Dulles	7,795	12,975	6.1%	5,180	66.5%
Leesburg	31,840	42,507	20.1%	10,667	33.5%
Northwest	6,499	7,427	3.5%	928	14.3%
Potomac	39,115	42,201	20.0%	3,086	7.9%
Route 15 North	2,506	2,856	1.4%	350	14.0%
Route 15 South	2,403	2,609	1.2%	206	8.6%
Route 7 West	12,354	15,252	7.2%	2,898	23.5%
Southwest	6,056	6,515	3.1%	459	7.6%
Sterling	27,450	29,306	13.9%	1,856	6.8%
Total	169,599	211,146	100.0%	41,547	24.5%

Source: U.S. Census Bureau and Loudoun County Department of Economic Development.

# INCOME

Per capita income in Loudoun County is projected to increase by 13 percent between 2002 and 2005 reaching \$46,729 by 2005. Average household income in Loudoun County is projected to increase by 13 percent between 2002 and 2005 reaching \$131,765 by 2005. Incomes in Loudoun County are among the highest in the nation.

**Table II-5.**  
**Per Capita and Household Income**  
**Loudoun County, Virginia**

<b>Income</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
Per Capita	\$39,055	\$40,182	\$41,312	\$42,725	\$44,687	\$46,729
Average Household	\$110,579	\$113,813	\$116,861	\$120,762	\$126,102	\$131,765

*Source: U.S. Bureau of Economic Analysis and Loudoun County Fiscal Impact Committee.*

*Note: Income in current dollars.*

# LABOR FORCE AND EMPLOYMENT TRENDS OF RESIDENTS

The labor market in Loudoun County increased dramatically during the last ten years. During that period, the resident labor force increased by 92.6 percent while employment by Loudoun residents increased by 93.7 percent.

**Table II-6.**  
**Civilian Labor Force Characteristics**  
**Loudoun County, Virginia**

Year	Civilian Labor Force	Employed Persons	Unemployment	
			Number	Rate
1993	60,094	58,112	1,982	3.3%
1994	64,473	62,417	2,056	3.2%
1995	69,223	67,287	1,936	2.8%
1996	70,739	69,061	1,678	2.4%
1997	75,010	73,496	1,514	2.0%
1998	83,141	82,100	1,041	1.3%
1999	90,173	89,163	1,010	1.1%
2000	100,423	99,558	865	0.9%
2001	111,181	108,460	2,721	2.4%
2002	113,225	109,118	4,107	3.6%
2003*	115,768	112,551	3,217	2.8%

Source: Virginia Employment Commission.

\* Average of all 2003 monthly figures.

# AT PLACE EMPLOYMENT AND JOB GROWTH

Loudoun County has demonstrated dramatic job growth for several decades. The latest ten-year period was no exception. Covered employment, which does not include self-employed workers, increased by 141 percent between 1993 and 2003. In the latest year, an increase in employment of 5,501 was in contrast to declines in employment nationally.

**Table II-7.**  
**At Place Employment by Industry by SIC**  
**Loudoun County, Virginia**

Standard Industry Classification	Number of Employees										
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Agriculture	1,374	1,474	1,663	1,406	1,647	1,680	1,756	2,119	2,418	Employment by SIC not available for 2002. See Table II-10.	Employment by SIC not available for 2003. See Table II-10.
Mining	143	170	183	191	186	238	185	186	198		
Construction	3,898	4,627	4,822	4,976	5,671	6,588	7,028	8,190	9,983		
Manufacturing	2,854	2,729	3,847	3,594	3,738	4,224	4,107	4,908	4,359		
Transportation, Communications, Public Utilities	6,625	7,011	8,162	8,669	9,426	10,773	12,225	13,643	14,711		
Wholesale Trade	2,097	2,187	2,601	2,609	2,715	2,760	2,950	3,718	3,072		
Retail Trade	6,724	7,283	8,019	8,514	9,827	10,311	12,569	14,721	16,158		
Finance, Insurance, Real Estate	1,762	1,871	1,842	1,962	1,977	2,059	1,990	2,174	2,561		
Services	10,207	11,659	12,237	13,609	15,178	16,436	21,651	24,465	29,983		
Government: State	631	648	623	585	630	602	662	709	802		
Government: Local	4,798	4,988	5,312	5,492	5,856	6,403	7,133	7,947	8,767		
Government: Federal	2,264	2,364	2,508	3,565	3,881	3,873	4,160	4,268	4,188		
<b>Total</b>	<b>43,377</b>	<b>47,011</b>	<b>51,819</b>	<b>55,172</b>	<b>60,732</b>	<b>65,947</b>	<b>76,416</b>	<b>87,048</b>	<b>97,200</b>	<b>99,013</b>	<b>104,514</b>
New Jobs	3,160	3,634	4,808	3,353	5,560	5,215	10,469	10,632	10,152	1,813	5,501
Percent Change	7.9%	8.4%	10.2%	6.5%	10.1%	8.6%	15.9%	13.9%	11.7%	1.9%	5.6%

Source: Virginia Employment Commission.

Note: Covered employment; data excludes self-employed. Second quarter data for all years.

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, times series data is not currently available. SIC data through 2001 is being reported on Tables 2-7, 2-8, and 2-9. NAICS data is being reported for 2002 on Table 2-10.

# BUSINESS ESTABLISHMENTS

In 2003, Loudoun County experienced continued business growth as the number of net new business establishments increased by more than 300. The total number of establishments in Loudoun County exceeded 5,600 in 2003.

**Table II-8.**  
**Business Establishments by Industry**  
**Loudoun County, Virginia**

Standard Industry Classification	Number of Business Establishments*										
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Agriculture	135	142	145	147	162	169	167	177	192	Establishments by SIC not available for 2002. See Table II-10.	Establishments by SIC not available for 2003. See Table II-10.
Mining	4	6	6	7	7	8	8	7	8		
Construction	446	477	481	475	494	530	545	576	650		
Manufacturing	105	108	125	126	125	136	141	146	149		
Transportation, Communications, Public Utilities	122	138	163	180	189	218	230	260	273		
Wholesale Trade	194	207	218	238	242	262	293	322	351		
Retail Trade	438	512	546	561	602	626	683	741	833		
Finance, Insurance, Real Estate	190	253	245	255	266	280	295	338	365		
Services	1,034	1,155	1,256	1,359	1,499	1,643	1,751	1,924	2,176		
Government: State	21	21	20	20	19	19	19	19	20		
Government: Local	18	27	28	28	27	26	31	31	31		
Government: Federal	14	22	25	26	29	24	23	24	27		
<b>Total</b>	<b>2,721</b>	<b>3,068</b>	<b>3,258</b>	<b>3,422</b>	<b>3,661</b>	<b>3,943</b>	<b>4,186</b>	<b>4,565</b>	<b>5,075</b>	<b>5,330</b>	<b>5,637</b>
New Establishments	182	347	190	164	239	282	243	379	510	255	307

Source: Virginia Employment Commission.

\* The VEC changed the method used to count business establishments, therefore increases from 1993 to 1994 are not comparable.

Note: Covered employment; data excludes self-employed. Second quarter data for all years.

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, times series data is not currently available. SIC data through 2001 is being reported in Tables 2-7, 2-8, and 2-9. NAICS data is being reported for 2002 in Table 2-10.

# PAYROLL WAGES OF LOUDOUN BUSINESSES

In 2003, the average weekly wage in Loudoun County increased after declining in 2002. The average weekly wage in 2003 was \$924, about 2% lower than when wages hit their highest in 2001.

**Table II-9.**  
**Average Weekly Wages by Industry**  
**Loudoun County, Virginia**

Standard Industry Classification	Average Weekly Wages (Current Dollars)										
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Agriculture	\$362	\$380	\$352	\$403	\$413	\$410	\$455	\$447	\$48	Weekly Wages by SIC not available for 2002. See Table II-10.	Weekly Wages by SIC not available for 2003. See Table II-10.
Mining	\$729	\$732	\$726	\$693	\$743	\$714	\$853	\$918	\$912		
Construction	\$534	\$562	\$557	\$584	\$588	\$627	\$663	\$712	\$751		
Manufacturing	\$591	\$595	\$800	\$744	\$799	\$815	\$858	\$802	\$817		
Transportation, Communications, Public Utilities	\$544	\$544	\$499	\$530	\$537	\$642	\$629	\$666	\$767		
Wholesale Trade	\$814	\$808	\$861	\$917	\$951	\$972	\$963	\$1,065	\$1,105		
Retail Trade	\$324	\$317	\$325	\$338	\$360	\$375	\$390	\$417	\$428		
Finance, Insurance, Real Estate	\$583	\$554	\$586	\$608	\$634	\$679	\$713	\$768	\$924		
Services	\$483	\$520	\$500	\$527	\$570	\$651	\$1,089	\$1,589	\$1,445*		
Government: State	\$447	\$439	\$492	\$512	\$505	\$540	\$550	\$573	\$536		
Government: Local	\$526	\$525	\$504	\$536	\$548	\$572	\$591	\$633	\$689		
Government: Federal	\$957	\$904	\$855	\$880	\$941	\$1,075	\$1,096	\$1,207	\$1,270		
<b>Weighted Average</b>	<b>\$525</b>	<b>\$530</b>	<b>\$535</b>	<b>\$560</b>	<b>\$583</b>	<b>\$639</b>	<b>\$768</b>	<b>\$933</b>	<b>\$941</b>	<b>\$912</b>	<b>\$924</b>
Change from Previous Year	2.5%	1.0%	0.9%	4.7%	4.1%	9.6%	20.2%	21.5%	0.9%	-3.1%	1.3%

Source: Virginia Employment Commission.

Note: Covered employment; data exclude self-employed. Second quarter data for all years.

\* Estimate.

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, times series data is not currently available. SIC data through 2001 is being reported in Tables 2-7, 2-8, and 2-9. NAICS data is being reported for 2002 in Table 2-10.



# EMPLOYMENT, ESTABLISHMENTS, AND WAGES

In 2003, the Service industry was the largest sector in Loudoun County, followed by Retail Trade and Transportation & Communication. In the past year, growth took place in the Federal Government, Manufacturing, Service, and Construction sectors.

**Table II-10.**  
**Establishments, Employment, and Average Weekly Wages by NAICS Industry, 2003**  
**Loudoun County, Virginia**

North American Industry Classification System	Establishments		Employment		Average Employees Per Establishment		Average Weekly Wages	
	2002	2003	2002	2003	2002	2003	2002	2003
Agricultural, Forestry, Fishing	69	68	430	388	6.2	5.7	\$549	\$524
Mining	8	7	185	175	23.1	25.0	\$1,026	\$947
Utilities	5	6	105	95	21.0	15.8	\$1,037	\$1,099
Construction	708	748	10,409	10,982	14.7	14.7	\$785	\$774
Manufacturing	131	143	4,128	4,281	31.5	29.9	\$909	\$952
Wholesale Trade	338	336	2,812	2,903	8.3	8.6	\$1,052	\$1,126
Retail Trade	634	663	10,957	11,683	17.3	17.6	\$472	\$489
Transportation & Communication	198	206	11,450	11,332	57.8	55.0	\$715	\$688
Information	141	141	10,641	10,330	75.5	73.3	\$2,118	\$2,101
Finance, Insurance, Real Estate	401	415	2,974	3,435	7.4	8.3	\$934	\$985
Services	2,621	2,823	30,123	32,576	11.5	11.5	\$762	\$830
Government: State	19	19	800	813	42.1	42.8	\$556	\$568
Government: Local	31	31	9,901	10,709	319.4	345.5	\$736	\$753
Government: Federal	26	31	4,098	4,812	157.6	155.2	\$1,348	\$1,268
<b>Total All Industries</b>	<b>5,330</b>	<b>5,637</b>	<b>99,013</b>	<b>104,514</b>	<b>18.6</b>	<b>18.5</b>	<b>\$912</b>	<b>\$924</b>

Source: Virginia Employment Commission.

Note: Covered employment; data excludes self-employed. Second quarter data.

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, historic data is not currently available. Establishment, employment, and wage data under the NAICS system is displayed on this table.

# MAJOR EMPLOYERS

Loudoun's largest employers, those with 100 or more employees, are presented. Air transportation and technology related employment comprise a significant share of Loudoun's major businesses.

**Table II-11.**  
**Major Employers, Second Quarter 2003**  
**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
America Online Inc.	Information	1,000-4,999
Atlantic Coast Airlines (ACA United Express)	Transportation and Warehousing	1,000-4,999
Loudoun Hospital Center	Health Care and Social Assistance	1,000-4,999
MCI Inc.	Information	1,000-4,999
Transportation Security Administration (U.S. Dept. of Transportation)	Public Administration	1,000-4,999
U.S. Postal Service	Postal Service	1,000-4,999
United Airlines Inc.	Transportation and Warehousing	1,000-4,999
Aerolink Transportation	Transportation and Warehousing	500-999
Benchmark Conference Resort Inc. (Lansdowne)	Accommodation and Food Services	500-999
Federal Aviation Administration (U.S. Dept. of Transportation)	Public Administration	500-999
Federal Emergency Management Agency (FEMA)	Public Administration	500-999
Metropolitan Washington Airports Authority (MWAA)	Public Administration	500-999
Orbital Sciences Corp.	Computer and Electronic Product	500-999
Southland Concrete Corp.	Construction	500-999
Toll Bros Inc.	Construction	500-999
Wal Mart Associates Inc.	Retail Trade	500-999
ABC Washington Dulles LLC	Wholesale Trade	250-499
Addecco North America LLC	Administrative and Support Services	250-499
Air Force Retired Officer (Falcon's Landing)	Health Care and Social Assistance	250-499
Airline Tariff Publishers Inc.	Information	250-499
American Airlines Inc	Transportation and Warehousing	250-499
Barber & Ross Co.	Wood Product Manufacturing	250-499
Cabled & Wireless Inc.	Information	250-499
Club Demonstration Services Inc.	Professional, Scientific, and Technical Services	250-499
Computer Sciences Corp.	Professional, Scientific, and Technical Services	250-499
Costco Wholesale	Retail Trade	250-499
Dynalelectric Company Inc.	Construction	250-499

# MAJOR EMPLOYERS, CONTINUED

**Table II-11.**  
**Major Employers, Second Quarter 2003**  
**Loudoun County, Virginia**

Company Name	Industry Description*	Employment
		Range
Dynamic Details Inc.	Computer and Electronic Product	250-499
Federal Express Corp.	Couriers and Messengers	250-499
First American	Professional, Scientific, and Technical Services	250-499
Food Lion LLC	Retail Trade	250-499
Gemini Air Cargo Inc.	Transportation and Warehousing	250-499
Giant of Maryland Inc.	Retail Trade	250-499
Home Depot USA Inc.	Retail Trade	250-499
Loudoun Medical Group PC	Health Care and Social Assistance	250-499
Mastec Services Company Inc.,	Professional, Scientific, and Technical Services	250-499
May Department Stores Co. (Hecht's and Lord & Taylor's)	Retail Trade	250-499
McDonalds Restaurants of Virginia	Accommodation and Food Services	250-499
NALC Health Benefit Plan	Finance and Insurance	250-499
NLX LLC	Professional, Scientific, and Technical Services	250-499
Northern Virginia Community College	Educational Services	250-499
Prospect Waterproofing Co.	Construction	250-499
Sky Chefs Inc.	Accommodation and Food Services	250-499
Swissport USA Inc.	Transportation and Warehousing	250-499
Telos Corp.	Professional, Scientific, and Technical Services	250-499
Airway Sheet Metal Company Inc.	Construction	100-249
Allen Telecom Inc.	Professional, Scientific, and Technical Services	100-249
American Security Program Inc.	Administrative and Support Services	100-249
ARA Environmental Services	Administrative and Support Services	100-249
Belfort Furniture Inc.	Retail Trade	100-249
Best Buy Stores LP	Retail Trade	100-249
Buhl Electric Company	Construction	100-249
Chapel Valley Landscape Co.	Administrative and Support Services	100-249
Cryptex Inc.	Computer and Electronic Product	100-249
DDD Company	Administrative and Support Services	100-249
DLT Solutions Inc.	Professional, Scientific, and Technical Services	100-249
Dominos Pizza	Accommodation and Food Services	100-249
Draper & Goldberg PLLC	Professional, Scientific, and Technical Services	100-249
Electronic Instruments & T Inc.	Computer and Electronic Product	100-249
Enterprise Leasing Co.	Rental and Leasing Services	100-249
Federal Highway Administration (U.S. Dept. of Transportation)	Public Administration	100-249
Femme Comp Inc.	Professional, Scientific, and Technical Services	100-249
FGM Inc.	Professional, Scientific, and Technical Services	100-249

# MAJOR EMPLOYERS, CONTINUED

**Table II-11.**  
**Major Employers, Second Quarter 2003**  
**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
G&D America Inc.	Management of Companies and Enterprises	100-249
G&G Retail Inc.	Retail Trade	100-249
GMRC Inc. (Olive Garden)	Accommodation and Food Services	100-249
H.C.M.F. Corp (Heritage Hall Health Care)	Health Care and Social Assistance	100-249
Henry's Automobile Auction	Wholesale Trade	100-249
Holiday Inn-Dulles	Accommodation and Food Services	100-249
Host International Inc.	Accommodation and Food Services	100-249
Host Marriott Services US Inc.	Accommodation and Food Services	100-249
Hunt Leigh USA Corp.	Transportation and Warehousing	100-249
J. K. Moving & Storage Inc.	Transportation and Warehousing	100-249
J.C. Penney Co.	Retail Trade	100-249
K.T. Enterprise Inc.	Administrative and Support Services	100-249
Kohl Corp.	Retail Trade	100-249
Koon's Sterling Ford	Retail Trade	100-249
L.F. Jennings Inc.	Construction	100-249
Lane Construction Corp (Virginia Paving)	Construction	100-249
Leesburg Southern Electric	Construction	100-249
Long Fence Company Inc.	Construction	100-249
Loudoun Long Term Care Inc.	Health Care and Social Assistance	100-249
Loudoun Stairs, Inc.	Wood Product Manufacturing	100-249
Lowe's Home Centers Inc.	Retail Trade	100-249
Luckstone Corp.	Mining	100-249
Marriott Hotel Services Inc.	Accommodation and Food Services	100-249
Meadow Farms Inc.	Retail Trade	100-249
Messier Services Inc.	Transportation and Warehousing	100-249
Mid Atlantic Pipeliners Inc.	Construction	100-249
Middleburg National Bank	Finance and Insurance	100-249
Miller & Long Co. Inc.	Construction	100-249
National Children's Rehab (Graydon Manor)	Health Care and Social Assistance	100-249
National Electronics Warr Corp.	Finance and Insurance	100-249
Noble Education Dynamics Inc.	Health Care and Social Assistance	100-249

# MAJOR EMPLOYERS, CONTINUED

**Table II-11.**  
**Major Employers, Second Quarter 2003**  
**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
Nordstrom's Inc.	Retail Trade	100-249
Northern Virginia Regional Park Authority	Arts, Entertainment, and Recreation	100-249
O.S. Restaurant Services Inc. (Outback Steakhouse)	Accommodation and Food Services	100-249
Patrick Henry College	Educational Services	100-249
Piedmont Behavioral Health	Health Care and Social Assistance	100-249
Pro Football Inc. (Redskins)	Arts, Entertainment, and Recreation	100-249
Rehau Inc.	Management of Companies and Enterprises	100-249
Reston Limousine and Travel Inc.	Transportation and Warehousing	100-249
Ruby Tuesday Inc.	Accommodation and Food Services	100-249
S.A. Halac Iron Works Inc	Construction	100-249
Safeway Stores Inc	Retail Trade	100-249
Sato Travel	Administrative and Support Services	100-249
SAIC	Professional, Scientific, and Technical Services	100-249
Sears & Roebuck Inc.	Retail Trade	100-249
Shopper's Food Warehouse	Retail Trade	100-249
Southland Corp. (7-11)	Retail Trade	100-249
Southland Industries	Construction	100-249
Splash Aquatic Management	Arts, Entertainment, and Recreation	100-249
Starbucks Corp.	Accommodation and Food Services	100-249
Sunrise Terrace Inc.	Health Care and Social Assistance	100-249
Superior Ironworks Inc.	Fabricated Metal Product	100-249
Sweetwater LLC	Accommodation and Food Services	100-249
Target Corp.	Retail Trade	100-249
TGIF Fridays Inc.	Accommodation and Food Services	100-249
The Gap Inc.	Retail Trade	100-249
Truegreen Company LP	Administrative and Support Services	100-249
Truegreen Landcare LLC	Administrative and Support Services	100-249
U.S. Air Inc.	Transportation and Warehousing	100-249
Untied Litho Inc.	Printing and Related Support	100-249
Vastera Inc.	Professional, Scientific, and Technical Services	100-249
Village Landscapes and Irrigation Inc.	Administrative and Support Services	100-249
WTS International Inc.	Arts, Entertainment, and Recreation	100-249

Source: Virginia Employment Commission

\* Industries are self reported. Note: local government employment excluded.

# HOUSING INVENTORY

In 2003, Loudoun County's current residential inventory was 78,982 units. Single-family detached units are estimated to account for 53.7 percent of all units. Single-family detached units are growing at the fastest rate among all housing units in Loudoun County in the current decade.

**Table II-12.**  
**Housing Stock by Type**  
**Loudoun County, Virginia**

Type of Unit	Housing Units		Distribution 2003	Change 2000-2003	
	2000	2003		Number	Percent
Single Family Detached	34,974	42,377	53.7%	7,403	44.0%
Single Family Attached	15,270	20,854	26.4%	5,584	33.2%
Multifamily	11,916	15,751	19.9%	3,835	22.8%
<b>Total</b>	<b>62,160</b>	<b>78,982</b>	<b>100.0%</b>	<b>16,822</b>	<b>100.0%</b>

Source: U.S. Census Bureau and Loudoun County Department of Economic Development.

# COMPLETED RESIDENTIAL SUBDIVISIONS

This table provides a detailed baseline of housing types in large, completed subdivisions.

**Table II-13.**

## Housing Units for Completed Subdivisions (>50 Units), 2003 Loudoun County, Virginia

Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total	Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Alexan at Ryan Corner	Ashburn	0	0	339	339	Courts of Ashburn	Ashburn	59	32	0	91
Alexandra's Grove	Ashburn	138	0	0	138	Crestwood Hamlet	Leesburg	49	154	0	203
Ashbriar	Ashburn	77	65	0	142	Dominion Station	Sterling	0	496	216	712
Ashburn Farm	Ashburn	1,743	1,488	561	3,792	Dominion Valley	Rt. 7 West	0	0	61	61
Ashleigh	Ashburn	59	0	0	59	Dominion View	Sterling	57	50	0	107
Ashton Downs (Stonegate)	Leesburg	127	0	0	127	Dry Mill	Leesburg	0	91	0	91
Bellemeade Farms	Leesburg	0	0	316	316	Environs	Potomac	331	0	0	331
Belmont Greene (Belmont Forest)	Ashburn	483	162	148	793	Evan's Ridge	Leesburg	0	0	150	150
Belmont Ridge	Ashburn	173	0	0	173	Exeter	Leesburg	445	492	0	937
Brandon	Leesburg	0	234	0	234	Fairfield at Silo Creek	Ashburn	0	0	284	284
Breckinridge	Leesburg	0	52	0	52	Fieldstone	Leesburg	0	0	384	384
Brookmeade	Leesburg	0	0	126	126	Forest Manor	Ashburn	74	0	0	74
Cabin Branch Forest	Sterling	77	0	0	77	Forest Ridge	Sterling	498	0	0	498
Cameron Chase	Ashburn	88	0	0	88	Fort Beauregard	Leesburg	0	52	0	52
Cardinal Glen	Potomac	185	0	0	185	Fox Chapel	Leesburg	0	0	306	306
Carisbrooke	Ashburn	53	160	0	213	Fox Creek	Sterling	0	282	0	282
Carrvale	Leesburg	169	0	0	169	Fox Creek (Carnaby Square)	Leesburg	0	75	0	75
Cascades Commons	Potomac	0	0	320	320	Fox Meadow	Northwest	58	0	0	58
Catoctin Meadows	Rt. 7 West	73	0	0	73	Foxchase	Leesburg	0	0	246	246
Cavalier Arms	Leesburg	0	0	88	88	Foxlee	Sterling	111	0	0	111
Cedar Walk	Leesburg	0	60	0	60	Foxridge	Leesburg	208	0	0	208
Chase Heritage	Leesburg	0	0	236	236	Gardner Meadows	Rt. 7 West	46	0	0	46
Chatham Green	Sterling	0	0	196	196	Glen, The	Leesburg	0	0	134	134
Church Mills	Sterling	249	0	0	249	Great Falls Chase	Potomac	106	323	0	429
Connemara Woods	Sterling	55	0	0	55	Great Falls Forest	Potomac	319	0	0	319
Country Club Green	Leesburg	0	0	232	232	Greenway Farm	Leesburg	252	156	0	408
CountrySide	Potomac	1,253	1,184	0	2,437	Hamilton Acres	Rt. 7 West	89	0	0	89

# COMPLETED RESIDENTIAL SUBDIVISIONS, CONTINUED

**Table II-13.**
**Housing Units for Completed Subdivisions (>50 Units), 2003**
**Loudoun County, Virginia**

Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total	Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Hamilton Knolls	Rt. 7 West	62	0	0	62	Richland Acres	Potomac	92	0	0	92
Heritage Square	Leesburg	0	259	0	259	River Crest	Potomac	110	14	0	124
Hillwood Estates	Rt. 7 West	88	0	0	88	Rockhill Center Estates	Sterling	34	40	0	74
Huntington Ridge	Potomac	0	250	0	250	Rolling Ridge	Sterling	0	182	0	182
Hunters Crossing	Leesburg	0	0	164	164	Rolling Woods	Sterling	50	0	0	50
Kingsbridge	Rt. 7 West	99	0	0	99	Seneca Chase	Potomac	131	0	0	131
Kingschase	Leesburg	0	74	0	74	Seneca Ridge	Potomac	182	0	0	182
Leesburg Commons	Leesburg	0	0	153	153	Silver Oaks/Oak View	Leesburg	487	0	0	487
Leesburg Country Club	Leesburg	409	0	0	409	South Townhomes	Sterling	0	332	0	332
Leesburg Gateway	Leesburg	0	0	156	156	Spring Grove Farm	Sterling	291	0	0	291
Loudoun Hills	Leesburg	0	123	0	123	Spring Lakes	Leesburg	120	268	0	388
Main Street Village	Rt. 7 West	0	168	0	168	Sterling Park	Sterling	3,080	0	0	3,080
Manor Apartments, The	Leesburg	0	0	194	194	Sugarland Run	Potomac	976	785	0	1,761
Manors of Leesburg	Leesburg	55	0	0	55	Tall Oaks (Beard Property)	Sterling	2	142	0	144
Mayfair Commons	Leesburg	0	0	248	248	The Regency	Ashburn	143	0	0	143
Moncks Corner	Sterling	0	0	102	102	The Ridges at Ashburn	Ashburn	132	177	0	309
Muirfield Woods	Sterling	0	0	156	156	Timberbrooke	Ashburn	59	0	0	59
Newberry	Sterling	0	0	697	697	Townes of Vanderbilt	Leesburg	108	0	108	216
Oak Tree	Sterling	177	0	0	177	Trailside	Sterling	0	230	0	230
O'Dell Property (Oakgrove)	Sterling	0	145	0	145	Tuscarora Creek	Leesburg	0	0	121	121
Old Sterling Gables	Sterling	0	111	0	111	University Center	Ashburn	0	371	2,017	2,388
Page Brook Village	Leesburg	0	70	0	70	Vantage Pointe	Ashburn	71	0	0	71
Pembroke	Sterling	0	106	292	398	Villages at Purcellville	Rt. 7 West	90	0	0	90
Potomac View	Potomac	0	0	192	192	Villas At Countryside	Potomac	0	0	102	102
Prospect Hills	Leesburg	172	0	0	172	Woodland Village	Sterling	89	0	0	89
Providence Village	Sterling	0	389	0	389	Woodstone	Sterling	0	0	402	402

*Source: Loudoun County Department of Economic Development.*



# HOUSING SALES AND PRICES

In 2003, almost 11,600 housing units were sold in Loudoun County for an average price of about \$372,558. Among the units sold, 49 percent were single-family detached, 40 percent were single-family attached, and the remaining 11 percent were condominiums. Sales prices for single-family detached units have increased the most in the last decade.

**Table II-14.**  
**Housing Sales by Type**  
**Loudoun County, Virginia**

Unit Type	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
<b>Number of Units Sold</b>											
Single Family Detached	2,415	2,377	2,151	2,561	3,006	3,625	4,228	4,433	3,940	4,409	5,667
Single Family Attached	1,336	1,293	1,543	1,483	1,642	2,032	2,706	3,436	4,024	3,963	4,685
Condominium	518	416	476	353	373	570	581	910	1,146	1,124	1,265
<b>All Units</b>	<b>4,269</b>	<b>4,086</b>	<b>4,170</b>	<b>4,397</b>	<b>5,021</b>	<b>6,227</b>	<b>7,515</b>	<b>8,779</b>	<b>9,110</b>	<b>9,496</b>	<b>11,617</b>
Change From Previous Year	32.7%	-4.3%	2.1%	5.4%	14.2%	24.0%	20.7%	16.8%	3.8%	4.2%	22.3%
<b>Average Price of Units Sold</b>											
Single Family Detached	\$215,460	\$222,003	\$229,515	\$239,569	\$246,772	\$264,715	\$290,851	\$346,205	\$396,016	\$427,199	\$477,471
Single Family Attached	\$145,958	\$145,957	\$155,007	\$150,687	\$154,032	\$156,092	\$165,590	\$188,679	\$228,150	\$253,754	\$292,300
Condominium	\$93,364	\$103,458	\$99,474	\$101,319	\$100,629	\$133,572	\$117,686	\$134,958	\$143,159	\$170,584	\$199,802
<b>All Units</b>	<b>\$178,894</b>	<b>\$185,869</b>	<b>\$187,101</b>	<b>\$198,492</b>	<b>\$205,587</b>	<b>\$217,265</b>	<b>\$232,359</b>	<b>\$262,654</b>	<b>\$290,059</b>	<b>\$324,440</b>	<b>\$372,558</b>
Change From Previous Year	2.1%	3.9%	0.7%	6.1%	3.6%	5.7%	6.9%	13.0%	10.4%	11.9%	14.8%

Source: Loudoun County Department of Financial Services. Compiled by Loudoun County Department of Economic Development.

# RESIDENTIAL BUILDING PERMIT TRENDS

In 2003, 6,657 building permits for new residential units were issued. Almost 50 percent of all permits were for single-family detached units, 33.8 percent were for single-family attached units, and 16.4 percent were for multifamily units.

**Table II-15.**  
**Residential Building Permits Issued for New Units by Type**  
**Loudoun County, Virginia**

Year	Single Family Detached		Single Family Attached		Multifamily		All Units
	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	
1993	1,610	51.9%	1,175	37.9%	319	10.3%	3,104
1994	1,723	44.8%	1,339	34.8%	786	20.4%	3,848
1995	1,382	51.5%	1,066	39.7%	238	8.9%	2,686
1996	1,646	53.9%	1,065	34.8%	345	11.3%	3,056
1997	1,904	54.3%	1,278	36.5%	323	9.2%	3,505
1998	2,384	45.2%	1,527	29.0%	1,363	25.8%	5,274
1999	2,746	46.9%	1,817	31.0%	1,289	22.0%	5,852
2000	2,680	43.7%	2,377	38.8%	1,077	17.6%	6,134
2001	1,827	38.8%	1,578	33.5%	1,307	27.7%	4,712
2002	2,874	48.1%	1,608	26.9%	1,494	25.0%	5,976
2003	3,316	49.8%	2,247	33.8%	1,094	16.4%	6,657
<b>1993-2003</b>	<b>24,092</b>	<b>47.4%</b>	<b>17,077</b>	<b>33.6%</b>	<b>9,635</b>	<b>19.0%</b>	<b>50,804</b>

Source: Loudoun County Department of Economic Development.

# RESIDENTIAL GROWTH IN TOWNS AND PLANNING SUBAREAS

Among the incorporated towns in Loudoun County, nearly all the residential building permits issued in 2003 were in Leesburg and Purcellville. Among the planning subareas, nearly 37 percent of all residential building permits issued in 2003 were for the Ashburn subarea and 32 percent for the Dulles subarea. The Leesburg subarea accounted for an additional 15.6 percent of all permits issued.

**Table II-16.**  
**Residential Building Permits Issued for Towns and Planning Subareas, 2003**  
**Loudoun County, Virginia**

	Permits Issued for New Units				Distribution
	Single Family Detached	Single Family Attached	Multifamily	Total	
Incorporated Towns					
Hamilton	1	0	0	1	0.1%
Hillsboro	0	0	0	0	0.0%
Leesburg	253	273	222	748	72.8%
Lovettsville	1	0	0	1	0.1%
Middleburg	0	14	0	14	1.4%
Purcellville	156	106	0	262	25.5%
Round Hill	1	0	0	1	0.1%
Total	412	393	222	1,027	100.0%
Planning Subareas					
Ashburn	1,209	820	415	2,444	36.7%
Dulles	925	818	405	2,148	32.3%
Leesburg	499	316	222	1,037	15.6%
Northwest	107	0	1	108	1.6%
Potomac	38	28	50	116	1.7%
Route 15 North	57	0	0	57	0.9%
Route 15 South	24	0	0	24	0.4%
Route 7 West	374	106	0	480	7.2%
Southwest	57	14	1	72	1.1%
Sterling	26	145	0	171	2.6%
Total	3,316	2,247	1,094	6,657	100.0%

Source: Loudoun County Department of Economic Development.

# RESIDENTIAL CONSTRUCTION TRENDS BY SUBAREA

Since 1993, 37.4 percent of all residential building permits issued for new residential units have been for projects in the Ashburn subarea. Between 2002 and 2003, the total number of permits issued increased in every subarea with the exception of the Leesburg, Northwest, Potomac and Route 15 North subareas.

**Table II-17.**  
**Residential Building Permits Issued by Planning Subarea**  
**Loudoun County, Virginia**

Planning Subarea	Number of Permits for New Units											Total	Distribution
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1993-2003	1993-2003
Ashburn	1,071	1,263	759	948	1,262	1,946	2,236	1,955	1,817	3,275	2,444	18,976	37.4%
Dulles	3	1	227	429	504	684	746	679	504	651	2,148	6,576	12.9%
Leesburg	477	633	557	459	619	765	911	1,435	1,330	1,104	1,037	9,327	18.4%
Northwest	13	62	42	45	46	73	101	120	77	118	108	805	1.6%
Potomac	1,204	1,394	812	708	499	990	817	793	477	176	116	7,986	15.7%
Route 15 North	9	18	28	23	51	58	31	31	31	57	57	394	0.8%
Route 15 South	18	10	23	27	24	27	29	36	14	20	24	252	0.5%
Route 7 West	129	143	88	122	271	267	297	381	326	364	480	2,868	5.6%
Southwest	21	52	33	72	49	50	71	75	26	55	72	576	1.1%
Sterling	159	272	117	223	180	414	613	629	110	156	171	3,044	6.0%
Total	3,104	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	5,976	6,657	50,804	100.0%

Source: Loudoun County Department of Economic Development.

# NEW RESIDENTIAL CONSTRUCTION BY PROJECT

Residential building permits by unit type issued in 2003 are listed by project or subdivision. The subdivisions of Brambleton, Lansdowne and Stone Ridge experienced significant development in 2003.

**Table II-18.**  
**Residential Building Permits Issued by Project/Subdivision, 2003**  
**Loudoun County, Virginia**

<b>Project /Subdivision</b>	<b>Planning Subarea</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi Family</b>	<b>Total</b>	<b>Project /Subdivision</b>	<b>Planning Subarea</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi Family</b>	<b>Total</b>
Ashbrook	Ashburn	56	6	106	168	Estates of Forest Ridge	Ashburn	39	0	0	39
Ashburn Station	Ashburn	18	0	0	18	Flynn's Crossing ( <i>Ryan Park Center</i> )	Ashburn	0	29	0	29
Ashburn Village	Ashburn	0	54	0	54	Forest Manor	Ashburn	34	0	0	34
Ashley Springs	Southwest	10	0	0	10	Gardner Meadows	Rt. 7 West	2	0	0	2
Beacon Hill	Leesburg	60	0	0	60	Golden Springs	Rt. 7 West	4	0	0	4
Belmont	Ashburn	119	129	0	248	Hamilton Station Estates	Rt. 7 West	14	0	0	14
Belmont Glen	Ashburn	16	0	0	16	Hamlet at Leesburg	Leesburg	0	24	0	24
Belmont Greene	Ashburn	80	20	0	100	Hirst Farm	Rt. 7 West	46	0	0	46
Blue Spring Farm	Dulles	31	0	0	31	Kincaid Forest	Leesburg	17	17	0	34
Brambleton	Ashburn	153	178	405	736	Kirkpatrick Farms	Dulles	97	0	0	97
Bridle Ridge	Dulles	12	0	0	12	Lansdowne ( <i>Cotton Commons</i> )	Ashburn	350	291	22	663
Broadlands	Ashburn	179	159	0	338	Lenah Run	Dulles	45	0	0	45
Cascades	Potomac	1	28	50	79	Light Ridge	Rt. 7 West	18	0	0	18
Cedar Ridge	Ashburn	30	10	0	40	Locust Grove	Rt. 7 West	3	0	0	3
Cortland Square	Rt. 7 West	3	10	0	13	Loudoun Parkway Center	Ashburn	0	33	287	320
Courts Of St. Francis	Rt. 7 West	26	0	0	26	Loudoun Valley Estates	Ashburn	113	89	0	202
Dry Mill	Leesburg	0	10	0	10	Marches, The	Dulles	10	0	0	10
Ecovillage	Northwest	1	0	0	1	Northlake	Leesburg	22	0	0	22
Eden Tract	Potomac	3	0	0	3	Oakgrove	Sterling	0	145	0	145
Edward's Landing	Leesburg	55	78	0	133						

# NEW RESIDENTIAL CONSTRUCTION BY PROJECT, CONTINUED

**Table II-18.**  
**Residential Building Permits Issued by Project/Subdivision, 2003**  
**Loudoun County, Virginia**

Planning Project /Subdivision	Family Subarea	Single Family Detached	Single Multi Attached	Family	Total	Planning Project /Subdivision	Family Subarea	Single Family Detached	Single Family Attached	Multi Family	Total
Old Dominion Valley	Rt. 7 West	55	0	0	55	Stone Eden Farm	Rt. 7 West	1	0	0	1
Orchards At Round Hill	Rt. 7 West	2	0	0	2	Stone Ridge ( <i>Amber Spring</i> )	Dulles	199	451	0	650
Park at Bella Terra, The	Ashburn	50	0	0	50	Stoneleigh	Rt. 7 West	1	0	0	1
Potomac Crossing	Leesburg	54	50	0	104	Stratford ( <i>Stowers</i> )	Leesburg	109	78	222	409
Potomac Station	Leesburg	15	16	0	31	Tall Cedar Estates	Dulles	12	0	0	12
Purcellville Ridge	Rt. 7 West	0	69	0	69	Towns of Branbury Glen	Rt. 7 West	0	27	0	27
Quail Pond Estates	Ashburn	26	0	0	26	Trask ( <i>Farmwell</i> )	Ashburn	12	0	0	12
Raspberry Falls	Rt. 15 North	37	0	0	37	Vantage Pointe	Ashburn	32	0	0	32
Ridings at Blue Spring, The	Dulles	122	0	0	122	Village Case, The	Rt. 7 West	9	0	0	9
River Bank Woods	Potomac	22	0	0	22	Villages at Round Hill	Rt. 7 West	44	0	0	44
River Creek	Leesburg	29	35	0	64	Waterford Glen	Rt. 7 West	11	0	0	11
Salem Farm	Rt. 7 West	6	0	0	6	Waterford View Estates	Northwest	10	0	0	10
Shenstone	Leesburg	40	0	0	40	Waxpool Village	Ashburn	2	0	0	2
South Riding	Dulles	206	189	0	395	Westview Estates	Dulles	31	0	0	31
South Village	Dulles	14	0	0	14	Wild Meadow	Ashburn	37	0	0	37
Spring Lakes	Leesburg	11	8	0	19	Willowin Farm	Southwest	11	0	0	11
						Other		439	14	2	455
						<b>Total</b>		<b>3,316</b>	<b>2,247</b>	<b>1,094</b>	<b>6,657</b>

# APPROVED RESIDENTIAL PROJECTS

More than 157 major projects totaling 75,688 units have been approved in Loudoun County. As of January 1, 2004, building permits have been issued for 37,209 units, leaving 38,479 to be built.

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Ashburn</b>	<b>9,452</b>	<b>8,697</b>	<b>12,753</b>	<b>30,902</b>	<b>5,282</b>	<b>4,737</b>	<b>4,017</b>	<b>14,036</b>	<b>4,170</b>	<b>3,960</b>	<b>8,736</b>	<b>16,866</b>	<b>45%</b>
Amberleigh	80	64	0	144	0	0	0	0	80	64	0	144	0%
Ashbrook	225	131	550	906	56	6	504	566	169	125	46	340	62%
Ashburn Manor	54	13	0	67	49	11	0	60	5	2	0	7	90%
Ashburn Run	47	0	0	47	45	0	0	45	2	0	0	2	96%
Ashburn Station	39	0	0	39	37	0	0	37	2	0	0	2	95%
Ashburn Village	1,489	2,424	1,142	5,055	1,475	2,361	871	4,707	14	63	271	348	93%
Belmont	886	849	198	1,933	558	413	0	971	328	436	198	962	50%
Belmont Glen	49	0	0	49	46	0	0	46	3	0	0	3	94%
Belmont Station	79	0	0	79	0	0	0	0	79	0	0	79	0%
Bles / Weller	142	20	0	162	0	0	0	0	142	20	0	162	0%
Bodmer Property	0	63	0	63	0	0	0	0	0	63	0	63	0%
Broadlands	1,946	1,225	612	3,783	1,486	676	532	2,694	460	549	80	1,089	71%
Cedar Ridge	64	10	0	74	48	10	0	58	16	0	0	16	78%
Churchill Meadows	266	0	0	266	0	0	0	0	266	0	0	266	0%
Estates of Forest Ridge	78	0	0	78	64	0	0	64	14	0	0	14	82%
Farmwell Hunt (Ashburn Commons, Ashburn Center)	345	234	175	754	345	234	161	740	0	0	14	14	98%
Flynn's Crossing (Ryan Park Center)	0	262	216	478	0	133	208	341	0	129	8	137	71%
Lakes at Belle Terra, The	66	0	0	66	0	0	0	0	66	0	0	66	0%
Lansdowne (remainder in Leesburg)	1,222	845	2,986	5,053	575	417	1,454	2,446	647	428	1,532	2,607	48%
Loudoun Parkway Center	190	330	320	840	50	330	287	667	140	0	33	173	79%
Loudoun Station	0	0	1,514	1,514	0	0	0	0	0	0	1,514	1,514	0%
Loudoun Valley Estates (Broad Run Meadows, Loudoun Valley Preserve)	833	288	0	1,121	297	146	0	443	536	142	0	678	40%
Loudoun Valley Reserve (Broad Run)	351	0	0	351	0	0	0	0	351	0	0	351	0%
Moorfield Station	50	1,300	4,650	6,000	0	0	0	0	50	1,300	4,650	6,000	0%
Overlook @ Beaverdam Creek	110	0	0	110	0	0	0	0	110	0	0	110	0%
Park at Belle Terra, The	106	0	0	106	50	0	0	50	56	0	0	56	47%
Potomac Green	511	572	390	1,473	0	0	0	0	511	572	390	1,473	0%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Dulles (continued)</b>													
Rossprory Estates	21	0	0	21	0	0	0	0	21	0	0	21	0%
South Riding ( <i>Katama Woods</i> )	2,415	2,100	1,200	5,715	2,080	1,853	475	4,408	335	247	725	1,307	77%
South Village	118	133	0	251	14	0	0	14	104	133	0	237	6%
Stone Ridge ( <i>Amber Spring</i> )	626	1,096	1,070	2,792	202	454	0	656	424	642	1,070	2,136	23%
Tall Cedar Estates	70	0	0	70	14	0	0	14	56	0	0	56	20%
Valley Run Estates	36	0	0	36	0	0	0	0	36	0	0	36	0%
Westbrook	29	0	0	29	2	0	0	2	27	0	0	27	7%
Westview Estates	58	0	0	58	31	0	0	31	27	0	0	27	53%
Woodland Village	208	21	0	229	0	0	0	0	208	21	0	229	0%
<b>Leesburg</b>	<b>5,864</b>	<b>3,274</b>	<b>975</b>	<b>10,113</b>	<b>4,072</b>	<b>2,346</b>	<b>374</b>	<b>6,792</b>	<b>1,792</b>	<b>928</b>	<b>601</b>	<b>3,321</b>	<b>67%</b>
Beacon Hill	229	0	0	229	204	0	0	204	25	0	0	25	89%
Beauregard Estates	132	0	0	132	113	0	0	113	19	0	0	19	86%
Big Spring Farm	35	0	0	35	33	0	0	33	2	0	0	2	94%
Colts Run	49	0	0	49	0	0	0	0	49	0	0	49	0%
Edward's Landing	197	214	0	411	143	200	0	343	54	14	0	68	83%
Emerald Parks Estates	31	0	0	31	20	0	0	20	11	0	0	11	65%
Evergreen Rural Village	280	24	0	304	0	0	0	0	280	24	0	304	0%
Goose Creek Bend	36	0	0	36	0	0	0	0	36	0	0	36	0%
Grenata	58	0	0	58	0	0	0	0	58	0	0	58	0%
Hamlet at Leesburg, The	0	34	0	34	0	28	0	28	0	6	0	6	82%
Hawk's View Glen	0	36	0	36	0	0	0	0	0	36	0	36	0%
Kincaid Forest	303	199	0	502	298	197	0	495	5	2	0	7	99%
Kingdom Farm	59	0	0	59	0	0	0	0	59	0	0	59	0%
Lake Hill	48	0	0	48	0	0	0	0	48	0	0	48	0%
Lansdowne ( <i>remainder in Ashburn</i> )	200	0	0	200	66	0	0	66	134	0	0	134	33%
Northlake	236	140	0	376	175	131	0	306	61	9	0	70	81%
Old Waterford Knolls	144	0	0	144	132	0	0	132	12	0	0	12	92%
Potomac Crossing	584	385	0	969	530	247	0	777	54	138	0	192	80%



# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Leesburg (continued)</b>													
Potomac Station ( <i>Harper Park</i> )	916	340	358	1,614	856	300	152	1,308	60	40	206	306	81%
Red Cedar	317	0	0	317	0	0	0	0	317	0	0	317	0%
Rokeby Hamlet	86	0	0	86	0	0	0	0	86	0	0	86	0%
River Creek	590	760	0	1,350	453	398	0	851	137	362	0	499	63%
Shenstone	130	0	0	130	90	0	0	90	40	0	0	40	69%
Stratford ( <i>Stowers</i> )	424	449	509	1,382	244	187	222	653	180	262	287	729	47%
Sycamore Hill	0	480	0	480	0	445	0	445	0	35	0	35	93%
Tavistock Farms	306	213	108	627	297	213	0	510	9	0	108	117	81%
Woodlea Hills	37	0	0	37	35	0	0	35	2	0	0	2	95%
Woodlea Manor	437	0	0	437	383	0	0	383	54	0	0	54	88%
<b>Northwest</b>	<b>495</b>	<b>0</b>	<b>0</b>	<b>495</b>	<b>140</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>355</b>	<b>0</b>	<b>0</b>	<b>355</b>	<b>28%</b>
Bruce Subdivision	27	0	0	27	0	0	0	0	27	0	0	27	0%
Dale Property	22	0	0	22	0	0	0	0	22	0	0	22	0%
Deerfield	42	0	0	42	27	0	0	27	15	0	0	15	64%
Dutchman's Creek Hamlet	73	0	0	73	9	0	0	9	64	0	0	64	12%
Ecovillage	53	0	0	53	7	0	0	7	46	0	0	46	13%
Salem Farms	26	0	0	26	6	0	0	6	20	0	0	20	23%
Saratoga	56	0	0	56	0	0	0	0	56	0	0	56	0%
Schoene Property	41	0	0	41	0	0	0	0	41	0	0	41	0%
Taylorstown Meadows	32	0	0	32	22	0	0	22	10	0	0	10	69%
Waterfield Hamlet	20	0	0	20	1	0	0	1	19	0	0	19	5%
Waterford View Estates	48	0	0	48	14	0	0	14	34	0	0	34	29%
Wheatland Estates	55	0	0	55	54	0	0	54	1	0	0	1	98%
<b>Potomac</b>	<b>3,455</b>	<b>2,398</b>	<b>2,272</b>	<b>8,125</b>	<b>2,953</b>	<b>2,325</b>	<b>1,876</b>	<b>7,154</b>	<b>502</b>	<b>73</b>	<b>396</b>	<b>971</b>	<b>88%</b>
Carter's Grove	27	0	0	27	24	0	0	24	3	0	0	3	89%
Cascades**	3,052	1,940	1,582	6,574	2,598	1,940	1,342	5,880	454	0	240	694	89%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Ashburn (continued)														
Potter Property, The	0	67	0	67	0	0	0	0	0	67	0	67	0%	
Quail Pond Estates	50	0	0	50	49	0	0	49	1	0	0	1	98%	
Reserve at Bella Terra, The	43	0	0	43	0	0	0	0	43	0	0	43	0%	
Runyon Property	23	0	0	23	0	0	0	0	23	0	0	23	0%	
Trask (Farmwell)	35	0	0	35	12	0	0	12	23	0	0	23	34%	
Waxpool Village	21	0	0	21	2	0	0	2	19	0	0	19	10%	
Wild Meadow	52	0	0	52	38	0	0	38	14	0	0	14	73%	
Dulles	9,435	6,731	2,919	19,085	3,184	2,566	908	6,658	6,251	4,165	2,011	12,427	35%	
Blue Spring Farm	67	0	0	67	31	0	0	31	36	0	0	36	46%	
Blue Springs View	125	0	0	125	0	0	0	0	125	0	0	125	0%	
Brambleton	3,050	2,757	433	6,240	351	259	433	1,043	2,699	2,498	0	5,197	17%	
Bridle Ridge (East Riding Estates)	45	0	0	45	0	0	0	0	45	0	0	45	0%	
Cedar Crest	162	0	0	162	0	0	0	0	162	0	0	162	0%	
Cedar Hunt (Estates at Elk Lick Downs, The)	244	0	0	244	38	0	0	38	206	0	0	206	16%	
Dean	49	0	0	49	0	0	0	0	49	0	0	49	0%	
Estates on Elk Run	53	0	0	53	0	0	0	0	53	0	0	53	0%	
Huntley Meadows	51	0	0	51	0	0	0	0	51	0	0	51	0%	
Kirkpatrick Farms	953	248	216	1,417	97	0	0	97	856	248	216	1,320	7%	
Lenah Run (Lenah Farm)	255	0	0	255	179	0	0	179	76	0	0	76	70%	
Marantha Farm	33	0	0	33	0	0	0	0	33	0	0	33	0%	
Marches, The	32	0	0	32	23	0	0	23	9	0	0	9	72%	
Park Royal	85	0	0	85	0	0	0	0	85	0	0	85	0%	
Pinebrooke Village (Pinebrooke Estates)	65	343	0	408	0	0	0	0	65	343	0	408	0%	
Poland Road Property	227	33	0	260	0	0	0	0	227	33	0	260	0%	
Providence Ridge	63	0	0	63	0	0	0	0	63	0	0	63	0%	
Ridings at Blue Spring, The	295	0	0	295	122	0	0	122	173	0	0	173	41%	

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	Complete
Potomac (continued)													
Cascades-Lowes Island Age Restricted Community	0	66	126	192	0	0	0	0	0	66	126	192	0%
Eden Tract	24	0	290	314	23	0	290	313	1	0	0	1	100%
Jefferson Village (Loudoun Village)	0	174	274	448	0	174	244	418	0	0	30	30	93%
River Bank Woods (Steinberg/Lorey Taylor & Brockman)	79	0	0	79	62	0	0	62	17	0	0	17	78%
South Bank	221	28	0	249	202	28	0	230	19	0	0	19	92%
Westerley (Route 7 Partners)	52	190	0	242	44	183	0	227	8	7	0	15	94%
Rt. 15 North	905	33	0	938	113	0	0	113	792	33	0	825	12%
Churchill Downs	20	0	0	20	0	0	0	0	20	0	0	20	0%
Elysian Heights	301	33	0	334	0	0	0	0	301	33	0	334	0%
Glynn Tarra Estates	40	0	0	40	0	0	0	0	40	0	0	40	0%
Historic Selma Estates	176	0	0	176	0	0	0	0	176	0	0	176	0%
Lee's Crossing	48	0	0	48	14	0	0	14	34	0	0	34	29%
Raspberry Falls (Moorlands)	205	0	0	205	92	0	0	92	113	0	0	113	45%
Waterford Ridge	115	0	0	115	7	0	0	7	108	0	0	108	6%
Rt. 15 South	464	0	0	464	15	0	0	15	449	0	0	449	3%
Barclay Ridge	76	0	0	76	1	0	0	1	75	0	0	75	1%
Chudleigh	32	0	0	32	0	0	0	0	32	0	0	32	0%
Courtland Farm	288	0	0	288	2	0	0	2	286	0	0	286	1%
Long Meadow Hamlet	29	0	0	29	12	0	0	12	17	0	0	17	41%
Myers Run	39	0	0	39	0	0	0	0	39	0	0	39	0%
Rt. 7 West	2,830	823	0	3,653	999	242	0	1,241	1,831	581	0	2,412	34%
Autumn Hill	0	492	0	492	0	0	0	0	0	492	0	492	0%
Broadoak	36	0	0	36	0	0	0	0	36	0	0	36	0%
Cortland Square	8	31	0	39	7	31	0	38	1	0	0	1	97%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	Complete
Rt. 7 West (Continued)													
Courts Of St. Francis	49	0	0	49	38	0	0	38	11	0	0	11	78%
Fawn Meadow (Saddle Ridge)	63	0	0	63	0	0	0	0	63	0	0	63	0%
Golden Springs	25	0	0	25	17	0	0	17	8	0	0	8	68%
Greenwood Commons	40	0	0	40	13	0	0	13	27	0	0	27	33%
Hamilton Station Estates	24	0	0	24	14	0	0	14	10	0	0	10	58%
Hamlets Of Blue Ridge, The	71	0	0	71	11	0	0	11	60	0	0	60	15%
Heather Knolls	39	0	0	39	16	0	0	16	23	0	0	23	41%
Highlands, The	106	0	0	106	0	0	0	0	106	0	0	106	0%
Hirst Farm	240	0	0	240	46	0	0	46	194	0	0	194	19%
Kingsbridge Manor	27	0	0	27	19	0	0	19	8	0	0	8	70%
Locust Grove	212	0	0	212	197	0	0	197	15	0	0	15	93%
Oak Knoll Farms	78	0	0	78	23	0	0	23	55	0	0	55	29%
Oak Knoll Hamlet	28	0	0	28	1	0	0	1	27	0	0	27	4%
Old Dominion Valley	138	0	0	138	94	0	0	94	44	0	0	44	68%
Orchards at Round Hill	34	0	0	34	16	0	0	16	18	0	0	18	47%
Purcellville Ridge	0	150	0	150	0	69	0	69	0	81	0	81	46%
Rose Hill Estates	51	0	0	51	0	0	0	0	51	0	0	51	0%
Salem Farms	26	0	0	26	6	0	0	6	20	0	0	20	23%
Stoneleigh	170	0	0	170	125	0	0	125	45	0	0	45	74%
Towns of Branbury Glen	0	35	0	35	0	27	0	27	0	8	0	8	77%
Villages at Round Hill ***	1,009	115	0	1,124	296	115	0	411	713	0	0	713	37%
Village Case, The	146	0	0	146	9	0	0	9	137	0	0	137	6%
Waterford Glen (Alphin)	31	0	0	31	23	0	0	23	8	0	0	8	74%
Woodmar Farm	67	0	0	67	0	0	0	0	67	0	0	67	0%
Wright Farm	112	0	0	112	28	0	0	28	84	0	0	84	25%
Southwest	113	0	0	113	3	0	0	3	110	0	0	110	3%
Fox Run	48	0	0	48	0	0	0	0	48	0	0	48	0%
Goose Creek Chase	24	0	0	24	1	0	0	1	23	0	0	23	4%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/04				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Southwest (Continued)														
Kelley	20	0	0	20	2	0	0	2	18	0	0	18	10%	
Silcott Meadow	21	0	0	21	0	0	0	0	21	0	0	21	0%	
Sterling	103	621	1,076	1,800	31	412	614	1,057	72	209	462	743	59%	
Brooks Property	46	0	0	46	0	0	0	0	46	0	0	46	0%	
Colonnade (Dulles Town Center)	0	352	716	1,068	0	155	464	619	0	197	252	449	58%	
Community Church	0	0	360	360	0	0	150	150	0	0	210	210	42%	
Groewood	0	269	0	269	0	257	0	257	0	12	0	12	96%	
Guilford Crossing	25	0	0	25	0	0	0	0	25	0	0	25	0%	
Sterling Associates	32	0	0	32	31	0	0	31	1	0	0	1	97%	
Total	33,116	22,577	19,995	75,688	16,792	12,628	7,789	37,209	16,324	9,949	12,206	38,479	49%	

Source: Loudoun County Department of Economic Development.

\* Includes rezonings and by-right projects.

\*\* Includes Falcon's Landing, Potomac Lakes, Potomac Terrace, Town Center at Westlakes & Potomac Lakes Town Center.

\*\*\* Includes Round Hill Rural Estates, Mountain Valley, Lakepoint & The Villages at Round Hill.

SFD - Single Family Detached; SFA - Single Family Attached; MF - Multifamily

# NONRESIDENTIAL SPACE INVENTORY

In 2003, Loudoun County's inventory of nonresidential space totaled 53 million square feet. Retail was most concentrated in Sterling and Leesburg, which combined for 66.3 percent of Loudoun's total retail space. Ashburn contained more than 52 percent of Loudoun's office space and nearly 50 percent of Loudoun's industrial space.

**Table II-20.**  
**Inventory of Nonresidential Space by Planning Subarea, 2003**  
**Loudoun County, Virginia**

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other		
Ashburn	6,965,649	7,113,447	1,166,389	5,063,944	20,309,428	38.1%
Dulles	712,597	1,430,741	271,284	1,613,207	4,027,829	7.5%
Leesburg	1,946,063	613,329	3,139,570	3,160,921	8,859,884	16.6%
Northwest	4,398	23,103	31,405	237,825	296,731	0.6%
Potomac	551,998	62,656	1,031,772	1,643,640	3,290,066	6.2%
Route 15 North	1,008	7,361	7,361	78,894	94,624	0.2%
Route 15 South	0	14,709	17,693	31,905	64,308	0.1%
Route 7 West	127,425	386,790	429,515	1,308,810	2,252,540	4.2%
Southwest	95,995	17,803	138,131	223,370	475,300	0.9%
Sterling	2,691,730	4,857,346	2,899,165	3,249,991	13,698,233	25.7%
<b>Total</b>	<b>13,096,864</b>	<b>14,527,285</b>	<b>9,132,285</b>	<b>16,612,508</b>	<b>53,368,941</b>	<b>100%</b>
Distribution	24.5%	27.2%	17.1%	31.1%	100.0%	

Source: Loudoun County Department of Building & Development; Compiled by Loudoun County Department of Economic Development.

# OFFICE AND INDUSTRIAL VACANCY

After increasing dramatically between 2000 and 2002, Loudoun County's nonresidential vacancy rates decreased by 2% in 2003. Between 2002 and 2003, office vacancy rates have decreased by 3.2%, and flex/industrial rates have dropped by 2.2%.

**Table II-21.**  
**Office and Industrial Vacancy Rates\***  
**Loudoun County, Virginia**

<b>Type of Space</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Office	18.4%	15.0%	19.4%	5.0%	2.1%	4.8%	7.8%	9.7%	19.3%	19.5%	16.3%
Flex/Industrial	26.8%	15.8%	13.4%	6.7%	5.4%	5.2%	1.9%	5.4%	18.9%	21.4%	19.2%
<b>Total</b>	<b>23.9%</b>	<b>15.5%</b>	<b>15.4%</b>	<b>6.1%</b>	<b>4.3%</b>	<b>5.0%</b>	<b>4.3%</b>	<b>7.1%</b>	<b>19.1%</b>	<b>20.6%</b>	<b>18.0%</b>

*Source: CoStar; Compiled by Loudoun County Department of Economic Development.*

*\* Vacancy as of December 31, 2003.*

# OFFICE AND INDUSTRIAL DEVELOPMENT

Eighty office and industrial projects offer 8,070 developable acres with a potential build out of almost 126.5 million square feet. Currently these projects accommodate 20.2 million square feet of existing office and industrial space.

**Table II-22.**  
**Major Office and Industrial Projects, 2003**  
**Loudoun County, Virginia**

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Acres Available	Existing Office & Industrial Buildings (SF)	Developable (available) Office & Industrial Buildings (SF) *	Projects Under Development (SF)
606 Development Corp	CLI	80	80	80	0	1,393,000	0
Airport Commerce Center @ Dulles	PD-GI	52	52	0	404,488	0	0
Ashbrook Corporate Center	PD-IP	277	60	32	204,699	562,000	0
Ashburn Center	PD-IP	248	248	206	213,784	1,444,000	0
Ashburn Center ( <i>Netway Center</i> )	PD-OP	32	32	26	0	454,000	0
Ashburn Corporate Center ( <i>Ashburn Business Center &amp; Loudoun Station</i> )	PD-IP	112	112	79	357,519	1,100,000	0
Ashburn Farm	PD-OP	1,274	6	0	75,000	0	0
Ashburn Village Executive Center	PD-IP	1,580	88	82	0	1,423,000	0
Ashburn Village Research Park	PD-IP	1,580	160	94	0	1,629,000	0
Aspen Mill ( <i>Belmont Chase</i> )	PD-RDP	36	36	32	0	450,000	0
Beaumeade Corporate Park	PD-IP	601	601	219	1,814,583	3,400,000	0
Belmont ( <i>Belmont Country Club</i> )	PD-OP	1,145	209	209	0	1,800,000	0
Brambleton	PD-IP/PD-GI	2,871	246	160	0	2,000,000	0
Broad Run Business Center	PD-IP	322	322	87	1,803,513	1,500,000	0
Broadlands	PD-OP	1,500	139	126	0	2,188,000	0
Bryant Dulles Industrial Park West	PD-GI	166	166	82	0	1,425,000	0
CD Smith	PD-GI	125	125	125	0	2,176,000	0
Centennial Dominion Center	PD-RDP	107	107	100	0	1,746,000	0
Chantilly West	CLI	210	210	177	0	3,075,000	0
CIT ( <i>Dulles World Center</i> )	PD-RDP	88	60	60	178,000	2,610,896	0
Commonwealth Center at Ashburn	PD-IP	231	231	112	0	1,950,000	0
Crosscreek Corporate Center	PD-OP	25	25	12	60,000	213,000	0
Downs Industrial Park	PD-IP	56	56	36	38,780	626,000	0
Dulles 2000	PD-RDP	29	29	29	0	800,000	0
Dulles Berry	PD-RDP	99	99	80	0	1,399,000	0



# OFFICE AND INDUSTRIAL DEVELOPMENT, CONTINUED

**Table II-22.**  
**Major Office and Industrial Projects, 2003**  
**Loudoun County, Virginia**

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable	Existing Office &	Developable (available)	Projects Under Development (SF)
				Acres Available	Industrial Buildings (SF)	Office & Industrial Buildings (SF)*	
Dulles Commerce Center	PD-GI/ C1	42	42	39	0	680,000	0
Dulles Corporate Center ( <i>Gateway 14</i> )	PD-IP	13	13	11	0	184,000	0
Dulles Industrial Park	MR-HI	16	16	2	64,218	30,666	0
Dulles International Park	PD-IP	73	73	25	240,266	428,000	0
Dulles North Corporate Park	PD-IP	91	91	33	606,733	578,000	0
Dulles Parkway Center	PD-OP/PD-IP	64	64	56	0	977,000	0
Dulles Town Center	PD-IP/ PD-OP	554	269	214	282,096	3,732,918	0
Dulles Trade Center I	PD-GI	41	41	31	103,039	448,000	0
Dulles Trade Center II	PD-GI	103	103	84	0	1,463,000	0
Dulles Trade Center III	PD-GI	346	346	243	0	2,500,000	0
Dulles World ( <i>Washington Dulles World Park</i> )	PD-GI	806	806	651	0	11,000,000	0
Greenway Corporate Park	PD-OP	31	31	31	0	534,000	0
Greenway Industrial Broad Run	PD-GI	90	90	8	811,212	146,000	0
Hazout	PD-GI	299	143	127	0	2,000,000	0
Highpoint Corporate Park	PD-IP /PD-RDP	57	57	57	0	800,000	0
Jaguar Office Park	PD-IP	28	28	28	0	435,000	0
Janelia Farm ( <i>Howard Hughes Medical Institute</i> )	PD-RDP	278	278	0	221,320	0	750,000
Lansdowne Corporate Center	PD-OP	2,267	337	144	741,080	1,983,000	0
Lee Center Business Park	PD-IP/PD-GI	286	286	271	0	3,500,000	0
Lee Gate	I-1	137	137	85	155,500	778,000	0
Leesburg Commons/Tuscarora Business Park	I-1	158	158	115	0	1,500,000	0
Loudoun Center	PD-IP	11	11	0	81,548	0	0
Loudoun Exchange	PD-OP/ PD-IP	59	59	29	432,000	513,000	0
Loudoun Gateway	PD-IP	145	145	48	837,876	842,000	0
Loudoun Parkway Center	PD-IP / PD-OP	400	210	164	0	2,500,000	0
Loudoun Pointe ( <i>Beaumeade Technology Park</i> )	PD-IP	240	240	172	0	2,998,000	0
Loudoun Square Industrial Park	PD-IP	23	23	11	88,432	189,000	0
Loudoun Station ( <i>Comstock</i> )	PD-OP	40	40	40	0	1,500,000	0
Loudoun Tech Center	PD-IP	246	214	32	2,165,053	420,000	0

# OFFICE AND INDUSTRIAL DEVELOPMENT, CONTINUED

**Table II-22.**  
**Major Office and Industrial Projects, 2003**  
**Loudoun County, Virginia**

Site Name	Zoning	Total Project	Total Office	Developable	Existing Office &	Developable (available)	Projects Under Development (SF)
		Acres	& Industrial Acres	Acres Available	Industrial Buildings (SF)	Office & Industrial Buildings (SF)*	
MCI Campus	PD-OP	540	540	262	2,000,000	4,560,000	0
Mercure Business Park	PD-GI	200	200	66	1,039,605	705,000	0
Milton Ryan	PD-GI	113	113	84	0	1,467,000	0
Moorefield Station	PD-TRC	584	584	510	0	7,400,000	0
Northpointe ( <i>Dulles Northgate Center</i> )	PD-GI	72	72	7	553,546	121,000	0
One Loudoun Center	PD-IP (329)/PD-RDP(337)	362	362	266	0	4,639,000	0
Paragon Park	PD-IP	151	151	104	0	1,800,000	0
Phillips Property	PD-IP/PD-OP	78	78	45	191,000	750,000	0
Potomac Farm Business Park	PD-OP	77	77	77	0	950,000	0
Prologis Park ( <i>Glick Prop</i> )	PD-IP	32	32	0	426,466	0	0
Providence Glen	PD-GI	23	23	23	0	396,000	0
Ray Property ( <i>A.S.</i> )	PD-IP	422	422	216	0	3,000,000	0
Ryan Park Center	PD-OP/ PD-CC	27	27	27	0	464,000	0
South Riding	PD-GI/PHD-4	2,100	183	183	0	3,187,000	0
Staverton/Severn ( <i>East/West 28</i> )	PD-IP	77	77	12	607,262	209,000	0
Steeplechase	PD-IP	156	156	50	584,876	703,000	0
Sterling Park Business Center	PD-IP	111	111	60	654,538	488,000	0
Stone Ridge	PD-IP /PD-OP/PD-GI	800	240	224	0	3,903,000	0
Stonegate	PD-IP	102	102	50	0	875,000	0
Stratford ( <i>Oaklawn at Stratford</i> )	PEC	168	65	65	0	1,538,000	0
Summit at Dulles ( <i>Fairchild</i> )	PD-GI	64	64	47	201,536	764,000	0
TAB 1	PD-OP	260	260	129	0	2,248,000	0
TransDulles Centre	PD-IP	166	166	55	1,197,287	963,000	0
University Center	PD-RDP	576	270	174	544,594	2,000,000	0
Vintage Park	PD-IP	32	32	8	254,228	136,000	0
Waterside ( <i>Nattak</i> )--AOL	PD-OP	69	69	64	0	760,000	0
Westwind 606	PD-GI	341	341	266	0	4,500,000	0
<b>Total</b>		<b>27,494</b>	<b>12,668</b>	<b>8,070</b>	<b>20,235,677</b>	<b>126,549,480</b>	<b>750,000</b>

Source: Loudoun County Department of Economic Development.

\*Based on maximum FAR allowable unless current development plans indicate otherwise.

# RETAIL CENTER SPACE

As of the fourth quarter of 2003, 7.9 million square feet of retail space in large retail centers existed or was under construction in Loudoun County. More than 66 percent of the existing retail space that is within retail centers is located in Sterling and Leesburg

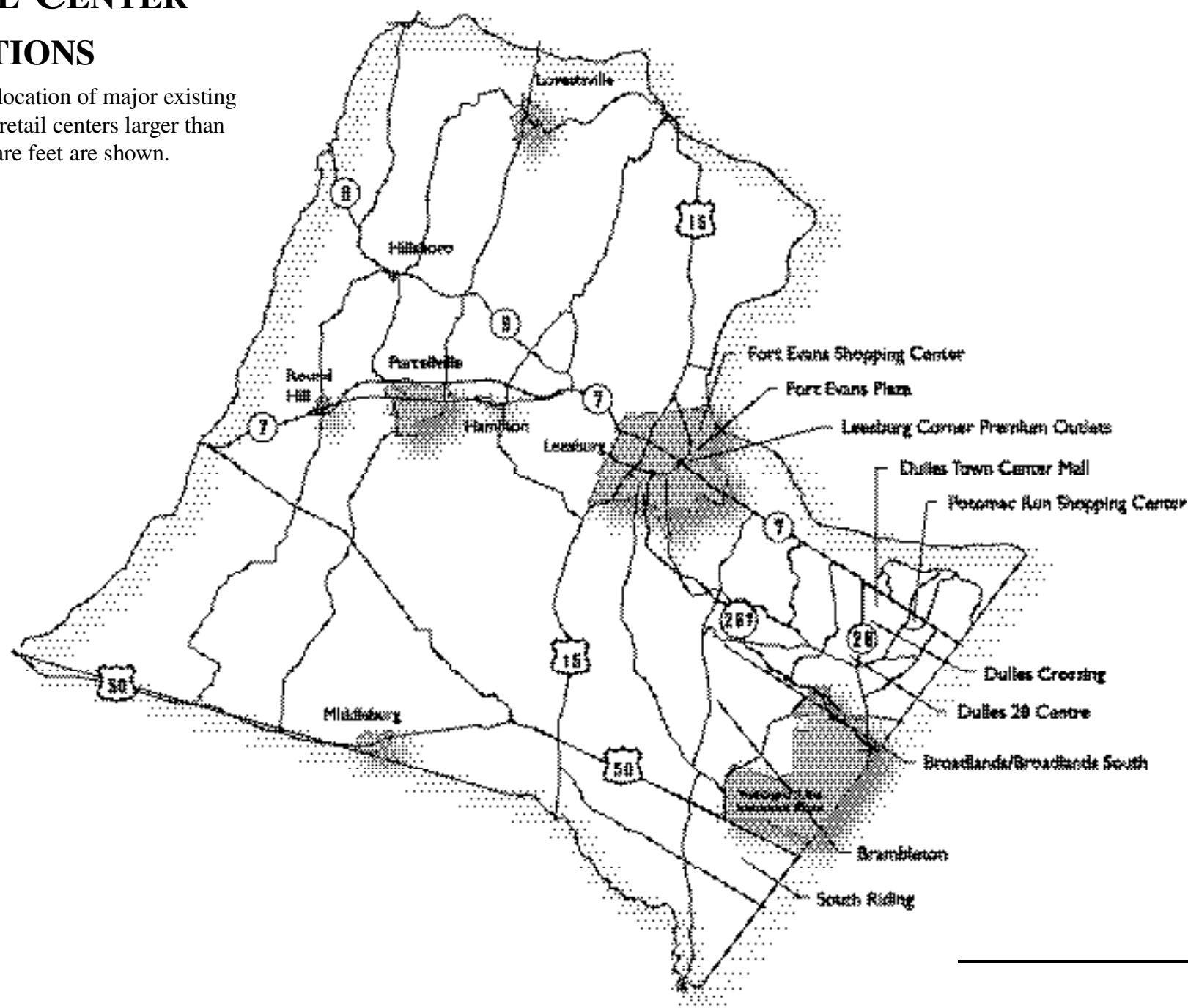
**Table II-23**  
**Existing Retail Centers, Fourth Quarter 2003**  
**Loudoun County, Virginia**

<b>Retail Center Name</b>	<b>Subarea</b>	<b>Existing Area (SF)</b>	<b>Retail Center Name</b>	<b>Subarea</b>	<b>Existing Area (SF)</b>
Ashburn Farm Town Center	Ashburn	92,019	Loudoun Valley Shopping Center	Route 7 West	68,000
Ashburn Farm Village Center	Ashburn	88,917	Main Street Station	Route 7 West	109,019
Ashburn Town Square	Ashburn	89,313	Market Station	Leesburg	30,000
Ashburn Village Center	Ashburn	110,000	Mirror Ridge	Potomac	137,349
Old Ashburn Square	Ashburn	31,600	Parc City - Borders Plaza	Potomac	64,000
Battlefield Shopping Center	Leesburg	297,600	Parc City - Regal Center	Potomac	195,844
Bellwood Commons	Leesburg	62,000	Park City Center	Potomac	52,000
Broadlands/Broadlands South	Ashburn	101,768	Potomac Run	Potomac	488,650
Cascades Market Place	Potomac	314,000	Potomac Station	Leesburg	104,748
Cascades Plaza	Potomac	20,600	Prosperity Center	Leesburg	64,448
Cedar Lake Plaza	Potomac	105,000	Purcellville Center at Blue Ridge Station	Route 7 West	100,000
Countryside Commercial Center	Potomac	127,148	Seven Village Center <i>(Village Center on Seven)</i>	Sterling	120,000
Dulles 28 Center	Ashburn	316,000	Shenandoah Square	Leesburg	127,000
Dulles Square	Sterling	71,300	South Riding Town Center	Dulles	80,000
Dulles Town Center	Sterling	1,400,000	Sterling Park Shopping Mall	Sterling	110,000
Dulles Town Crossing	Sterling	737,503	Sterling Plaza	Sterling	153,276
Fort Evans Plaza	Leesburg	345,284	Sterling Town Center <i>(TownCenter)</i>	Sterling	186,448
Fort Evans Shopping Center	Leesburg	393,865	Sterling Village Center	Sterling	24,357
Great Falls Plaza	Potomac	100,000	Sugarland Crossing <i>(Plaza)</i>	Sterling	256,518
Leesburg Corner Premium Outlets	Leesburg	463,000	Tollhouse Center	Leesburg	33,000
Leesburg Park	Leesburg	30,000	Virginia Village Shopping Center	Leesburg	140,000
Leesburg Plaza	Leesburg	249,000	<b>Total</b>		<b>8,190,574</b>

Source: Loudoun County Department of Economic Development.

# RETAIL CENTER LOCATIONS

The general location of major existing and planned retail centers larger than 400,000 square feet are shown.



# RETAIL CENTER DEVELOPMENT

Through December 2003, more than 6.9 million square feet of retail space for large centers (>100,000 SF) had been approved for 18 projects.

**Table II-24**  
**Major Approved Retail Centers (>100,000 SF), 2003**  
**Loudoun County, Virginia**

Retail Center Name	Location	Subarea	Square Footage Approved		Total
			Existing	Remaining	
Ashbrook	Ashburn	Ashburn	0	300,000	300,000
Ashburn Farm Town Center	Ashburn	Ashburn	92,019	132,981	225,000
Belmont Forest	Ashburn	Ashburn	0	163,350	163,350
Brambleton	Ashburn	Ashburn	0	450,000	450,000
Broadlands/Broadlands South	Ashburn	Ashburn	101,768	372,832	474,600
Dulles 28 Center	Dulles	Ashburn	315,846	517,154	833,000
Dulles Town Crossing	Dulles	Sterling	737,503	462,497	1,200,000
East Falls Center	Potomac Falls	Potomac	0	155,000	155,000
Fort Evans Plaza	Leesburg	Leesburg	345,284	586,676	931,960
Lansdowne	Ashburn	Ashburn	0	150,000	150,000
Loudoun Station	Ashburn	Ashburn	0	100,000	100,000
Potomac Station	Leesburg	Leesburg	104,748	128,252	233,000
Ryan Park Center	Ashburn	Ashburn	0	233,000	233,000
South Riding	South Riding	Dulles	80,000	400,000	480,000
Stone Ridge	Dulles South	Dulles	0	300,000	300,000
Stratford Center	Leesburg	Leesburg	0	347,600	347,600
University Center	Ashburn	Ashburn	0	200,000	200,000
Villages at Round Hill	Round Hill	Route 7 West	0	150,000	150,000
<b>Total</b>			<b>1,777,168</b>	<b>5,149,342</b>	<b>6,926,510</b>

Source: Loudoun County Department of Economic Development.

# NONRESIDENTIAL CONSTRUCTION TRENDS

Nonresidential square feet permitted in 2003 totaled about 3.2 million square feet. From 2002 to 2003, there was a 165 percent increase in Office square footage permitted, 176,000 square feet of which can be attributed to the School Board Administrative building in Ashburn. Also, there was a 100 percent increase in the Other category. The Howard Hughes Medical Institute in Ashburn contributed over 449,000 square feet to this increase.

**Table II-25.**  
**Nonresidential Construction Trends**  
**Loudoun County, Virginia**

Year	Square Feet Permitted				Total
	Office	Industrial	Retail	Other*	
1993	0	48,855	398,487	64,091	511,433
1994	0	67,166	161,429	459,978	688,573
1995	201,790	131,034	425,850	172,025	930,699
1996	355,684	262,625	533,283	695,943	1,847,535
1997	468,391	777,366	121,278	841,337	2,208,372
1998	1,843,364	913,249	1,158,478	1,098,211	5,013,302
1999	1,708,919	1,217,589	532,130	1,882,646	5,341,284
2000	2,034,389	3,207,333	879,981	1,877,463	7,999,166
2001	843,831	1,361,026	461,018	1,809,405	4,475,280
2002	156,392	415,072	529,918	800,216	1,901,598
2003	413,835	468,860	731,472	1,600,998	3,215,165
<b>Total</b>	<b>8,026,595</b>	<b>8,870,175</b>	<b>5,933,324</b>	<b>11,302,313</b>	<b>34,132,407</b>
Percent Distribution	23.5%	26.0%	17.4%	33.1%	100.0%

Source: Loudoun County Department of Building & Development.

Compiled by: Loudoun County Department of Economic Development.

\* Includes schools, hospitals, churches, airport support facilities, hotels, self storage, etc.

# NONRESIDENTIAL CONSTRUCTION BY PLANNING SUBAREA

Nearly half of all the nonresidential square feet permitted in 2003 was located in Ashburn, including 87 percent of the Office space permitted, and 48 percent of Other. Leesburg accounted for over 62 percent of the retail space permitted.

**Table II-26.**  
**Nonresidential Construction By Planning Subarea, 2003**  
**Loudoun County, Virginia**

Planning Subarea	Total Square Feet				Total	Distribution
	Office	Industrial	Retail	Other*		
Ashburn	347,158	173,792	269,224	765,183	1,555,357	48.4%
Dulles	0	46,481	3,300	513,578	563,359	17.5%
Leesburg	0	41,046	431,509	137,463	610,018	19.0%
Northwest	0	0	0	720	720	0.0%
Potomac	64,885	0	0	25,257	90,142	2.8%
Route 15 North	0	0	0	0	0	0.0%
Route 15 South	0	0	0	0	0	0.0%
Route 7 West	0	28,440	24,019	32,013	84,472	2.6%
Southwest	0	0	0	1,563	1,563	0.0%
Sterling	1,792	179,101	3,420	125,221	309,534	9.6%
<b>Total</b>	<b>413,835</b>	<b>468,860</b>	<b>731,472</b>	<b>1,600,998</b>	<b>3,215,165</b>	<b>100.0%</b>
Percent Distribution	12.9%	14.6%	22.8%	49.8%	100.0%	

Source: Loudoun County Department of Building & Development; Compiled by Loudoun County Department of Economic Development.

\* Includes schools, hospitals, churches, airport support facilities, hotels, self storage, etc.

# HOUSING, POPULATION AND EMPLOYMENT FORECAST

Housing units, population and households are projected to increase by 58 percent between 2003 and 2013. Employment is projected to experience a 52.2 percent increase between 2003 and 2013.

**Table II-27.**  
**Housing Units, Population and Employment Forecast**  
**Loudoun County, Virginia**

	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Housing Units	78,982	85,639	90,612	95,584	100,037	104,491	108,944	113,397	117,850	121,513	124,975
Single Family Detached	42,377	45,693	48,271	50,883	53,234	55,586	57,948	60,332	62,716	64,701	66,583
Single-Family Attached	20,854	23,101	24,467	25,843	27,078	28,312	29,551	30,799	32,046	33,040	33,974
Multi-Family	15,751	16,845	17,873	18,858	19,725	20,593	21,445	22,266	23,088	23,772	24,418
Population	211,146	229,429	242,515	255,616	267,498	279,181	290,907	302,697	314,433	324,317	333,510
Households	74,703	81,258	85,935	90,598	94,841	98,985	103,143	107,318	111,466	114,993	118,251
Employment	104,514	110,562	114,478	118,350	124,174	129,997	135,821	141,644	147,467	153,291	159,114

*Source: Loudoun County Fiscal Impact Committee and Department of Economic Development.*



# REZONING ACTIVITY

Nine projects totaling 1,405 acres were rezoned in 2003. The rezoned projects will permit the construction of 3,936 housing units. Nearly 2,000,000 square feet of nonresidential space was rezoned. Most all of the residential and nonresidential rezoning was associated with the Loudoun Station project.

**Table II-28.**  
**Rezoning Applications Approved in 2003**  
**Loudoun County, Virginia**

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units					Net New Nonresidential SF
					Previous	New	SFD	SFA	MF	Total	ADU	SF
Pinebrook Village	Dulles	ZMAP 2001-0004	5/5/03	119.4	R-1/CLI	PD-H4	65	343	0	408	24	7,000
Reserve at Bella Terra, The	Ashburn	ZMAP 2002-0004	5/19/03	12.9	R-1	PD-H4	43	0	0	43	0	0
Evergreen Rural Village	Leesburg	ZMAP 2002-0002	6/2/03	850.0	TR-10	PD-RV	281	24	0	305	0	27,000
Potomac Green	Ashburn	ZMAP 2002-0016	7/21/03	300.5	PD-IP	PD-AAAR	511	572	390	1,473	68	0
Dean Property	Dulles	ZMAP 2000-0008	7/21/03	21.5	CR-1	PD-H4	49	0	0	49	0	0
Commonwealth Construction Management	Dulles	ZMAP 2003-0010 / SPEX 2003-0015	12/2/03	2.1	MR-HI/CLI	PD-GI	0	0	0	0	0	5,500
Loudoun Station	Ashburn	ZMAP 2002-0005	12/15/03	43.3	PD-OP	PD-TRC	0	0	1,514	1,514	0	1,884,379
Amberleigh	Ashburn	ZMAP 2002-0019	12/15/03	50.4	R-1	PD-H3	80	64	0	144	9	0
Richland Business Center	Potomac	ZMAP 2002-0010	12/15/03	5.3	CR-1	PD-CC(NC)	0	0	0	0	0	57,000
<b>Total</b>				<b>1,405.3</b>			<b>1,029</b>	<b>1,003</b>	<b>1,904</b>	<b>3,936</b>	<b>101</b>	<b>1,980,879</b>

Source: Loudoun County Department of Economic Development.

ADU - Affordable Dwelling Units, SFD - Single Family Detached, SFA - Single Family Attached, MF - Multifamily

# REZONING LOCATIONS

